

SAN FRANCISCO PUBLIC LIBRARY



3 1223 05864 0740

5/S

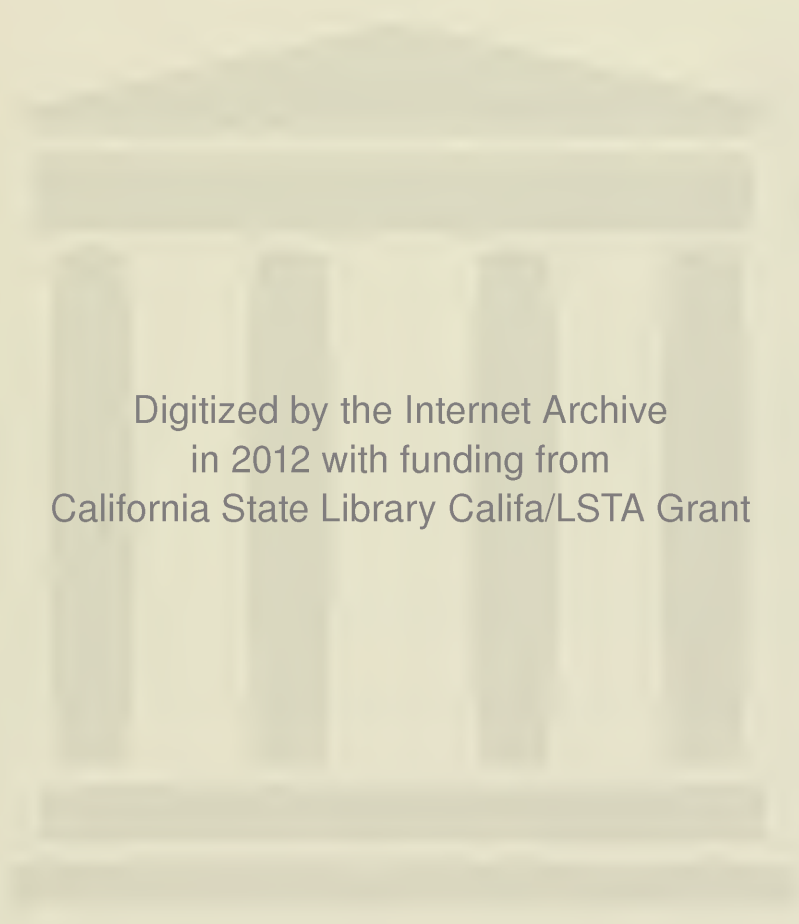


San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street, 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library



Digitized by the Internet Archive
in 2012 with funding from
California State Library Califa/LSTA Grant

<http://archive.org/details/37minutesofsanfran1978san>

APR 15 1980

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
SPECIAL MEETING
WEDNESDAY
JUNE 7, 1978
MISSION HIGH SCHOOL
3750 - 18TH STREET AT DOLORES STREET
7:30 P.M.

The City Planning Commission met pursuant to notice on Wednesday, June 7, 1978, at 7:30 p.m. at Mission High School, 3750 - 18th Street at Dolores Street.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Dr. Yoshio Nakashima, Charles Starbuck, and John Wentz, members of the City Planning Commission.

ABSENT: Thomas Miller, member of the City Planning Commission.

The staff of the Department of City Planning was represented by R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert W. Passmore, Planner V (Zoning); Mark Winogrand, Planner III; Gary Craft, Planner II; Carol Sugarman, Planner II; Robert H. Feldman, Planner II; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner, and Dan Borsuk represented the San Francisco Progress.

PUBLIC HEARING TO CONSIDER COMPREHENSIVE AMENDMENTS TO THE TEXT OF THE CITY PLANNING CODE AND PROPOSED CITY-WIDE REVISIONS TO THE ZONING MAP.

Mr. Mark Winogrand, Planner III and Director of the Residential Zoning Study, in his opening presentation said:

"Tonight's hearing begins the last series of hearings before the Commission regarding proposed comprehensive changes to the Text of the City Planning Code and to the Zoning Map relating to residential district and development.

"On May 18, 1978, after nearly five months of public hearings and careful testing, refinement and redrafting of provisions first presented to the Commission on November 29, 1977, the Planning Department presented recommended changes to both the Proposed Text and Maps. Those recommendations are the subject of tonight's hearing. Before the Commission hears from the public, I would like to briefly summarize the

testimony to date and the proposed Text changes, then ask Robert Feldman to summarize the map changes, and have Gary Craft give a very brief status report on the EIR.

"General Nature of the Comments

"The January, February and March meetings were characterized by intense and sometimes spirited testimony. There was much disagreement with the proposals before the Commission, and although most frequently the disagreement was as to degree of control rather than the objectives, the objectives were also challenged. Some speakers questioned the wisdom of preserving older dwellings in view of the strong demand for new housing, often consisting of smaller dwelling units, while others questioned the need for new housing given declining population figures and the relative soundness of existent residential units and neighborhoods. Many statements supported the controls for some areas of the City, while requesting less restrictive controls for other areas. The points of disagreement tended to be emphasized by speakers rather than those of agreement. Whereas, earlier meetings had generally been dominated by proponents of the proposals, these meetings appeared to have an approximately even mix of proponents and opponents.

"Most speakers recognized the undesirable consequences of the higher density apartment buildings that had encroached upon smaller dwellings under the existing zoning ordinance, and had caused the wave of zoning reclassification requests from neighborhood associations for 'downzoning' and eventually this comprehensive zoning study of all residential areas of the City. Still, many speakers wanted to achieve higher densities, or higher and longer buildings, on their individual properties. In requests for such changes, the need for additional housing units, rising rents and costs of new houses, and rising taxes were recurring themes. Providing a variety of housing types in all neighborhoods was often mentioned. Those who wished to develop properties stated that new dwelling units should be added in existing residential neighborhoods; those who wished to preserve the status quo for their existing neighborhoods said additional dwelling units could be provided on underutilized commercial and industrial land, particularly in the eastern and South of Market street areas of the city. Of course, the proposed Residential Zoning Standards will permit the development of new housing theoretically enough for 20 years according to the Standards. The challenge to the Department then is to develop practical programs that will help create appropriate housing opportunities, and that will promote the use of such opportunities when they do occur.

"A major topic of concern mentioned by many speakers, the procedural requirements of the City Planning Code or practices of the staff, was not actually a subject of the residential zoning proposals. Both residents and builders expressed concern about delays in enforcement of the standards of the City Planning Code. Residential groups felt enforcement against zoning violations was haphazard and too far too long. Builders stressed costly delays resulting from slow processing of applications for building permits, variances, conditional uses and zoning changes. Unfair treatment of developers in contrast to neighborhood associations was stressed by builders, while residents complained that they were not always given a chance to be heard. These concerns are already under study by the Department, and proposed changes to the Code, and to operating procedures of the Department staff and City Planning Commission, will be presented to the Commission later this year.

"Testimony was also received concerning various problems related to trends occurring in local shopping districts, zoned both C-1 and C-2. Changes in the zoning standards and in the specific districts shown on the Zoning Map were suggested. Because policies for commercial and industrial districts have not yet been established firmly in the Master Plan, and studies for implementing such policies still must be made, thorough responses to most of these suggestions can not occur within the time schedule set for the Residential Zoning Changes.

"Most of the concern over permitted uses dealt with the need to provide incentives for development of low- and moderate-income housing, but these concerns do not appear to be solvable through zoning techniques.

"The substantive changes recommended for Article 2 includes:

- "- Allowing an additional dwelling unit whenever a fraction of $\frac{3}{4}$ or more of the required lot area is present.
- "- Allowing the double density provision to apply to handicapped persons as well as the elderly.
- "- Allowing the double density provision for elderly and handicapped to apply to single-family districts as well as higher density districts.

- "- Increasing the size of Child Care Facilities not requiring special review from 10 kids to 12 kids. This will then conform to State Law.

"Four Amendments to Article 2 have been presented at the Commission's requests, but without a staff recommendation. They are

- "- Making more restrictive the density provisions on large sites in RH Districts.
- "- Including certain institutional uses as Conditional Uses in RH-1, RH-1(S) and RH-1(D) as well as other Residential Districts.
- "- Allowing Philanthropic facilities in RH and RM Districts by Conditional Use; and
- "- Allowing C-1 and C-2 uses by Conditional Use in Designated Landmarks.

"Most comments concerning the substance of the Residential Zoning Text dealt with the contents of Article 1.2 controlling dimensions, areas and other aspects of buildings and lots.

"Both more restrictive and less restrictive controls were suggested, while clarification of a number of provisions was also requested. In general, the staff response has been to liberalize aspects of the controls so that greater design flexibility and increased opportunity for a variety of dwelling unit type is provided.

"Specifically, the substantive changes are:

- "- Two Amendments to the front setback rule to give greater flexibility on corner lots and on basically undeveloped blocks.
- "- Instituting a simple 25% rear yard requirement in single-family districts.
- "- Removal of the private usable open space requirement, in all districts while retaining the open space requirement itself.

"Increasing flexibility in the bay window provision; and

- "- Modification of the curb cut limitation to reduce its impact on buildings only one lot wide.

"Five minor changes are proposed to the parking and loading requirements. Each adds consistency or clarification.

"One important addition is proposed for Article 1.7. This change would allow the reconstruction on earthquake-hazardous unreinforced masonry buildings to their existing size regardless of present zoning restrictions. This is an implementation of the policies of the city's comprehensive plan. In all, 35 text changes are recommended to the Commission."

Robert Feldman, Planner II, commenting on the requests for mapping changes, said that the staff received more than 400 requests from property owners and neighborhood groups to change the proposed zoning maps which had been developed by the Residential Zoning Study staff. Most of these requests, he said, were received by the Department after the initiation of the revised residential zoning proposals on December 8, 1977. The last hearing on this matter, he said, was held on March 7 and the deadline for submittal of these requests for zoning changes was March 10.

He informed the audience that the new yellow request forms for additional requests were available in the lobby and at the Department's office and that these were to be submitted within the next three weeks.

Mr. Feldman said that the staff mapped all of the requests on working maps, including several overlays for those areas which were the subject of group requests as well as from individuals. He stated that during the month of April, the staff made a number of field trips to all the streets involved city-wide, and reevaluated the proposed mapping in light of the comments and proposals of the public. He said that the same criteria that had been used for the original mapping in 1976, were used in the reevaluation of the proposed zones. The purpose, he explained, remained the same: to map new residential zoning districts in a manner that would preserve the unique residential neighborhoods of the city, while at the same time allowing reasonable and harmonious new construction, and renovation, to meet the housing needs of the city. The ten criteria used for reevaluation, he said, were a modification of the criteria listed in the Report for Residential Zoning, the sixteen-page tabloid distributed to all property owners in December of last year.

Mr. Feldman further said that the Residential Zoning Study staff had then prepared a set of maps with their recommendations for zoning changes based on their field analysis. These zoning maps were thoroughly discussed at special departmental meetings in which the senior zoning staff and the neighborhood liaison staff fully participated. These sessions, he said, were usually scheduled for whole afternoons

during late April and were often heated professional debates at which many points of view were aired. The results of these meetings were a set of revisions which were then reviewed and approved by the Director and prepared by the Graphics staff.

The basic criterion at all times was, Mr. Feldman continued, whether the proposed zoning would reflect the existing character of each neighborhood as to building-type and density, that is, the number of units per lot. Most of the requests for change in the proposed zoning were not acted upon by the staff because they would, in the opinion of the staff, result in zoning out of character with the neighborhood. The staff, he said, took a fresh look at each zoning situation and in many cases came up with a new solution that was intended to meet the needs of the property owners, the residents of the neighborhood and the other concerned parties.

Referring to the proposed zoning maps displayed there, Mr. Feldman pointed out that the staff recommendations for changes were indicated by color: the green areas indicated that the recommended new zoning district was one allowing less density than the zoning shown on the maps initiated on December 8, 1977, which are presently in effect. The yellow areas, he said, were recommended districts which permitted more density per lot, and the grey areas were recommended changes to districts with different use standards, but the same density standards.

Many of the grey areas, he said, were recommendations to delete the RC Residential/Commercial combining districts which were previously mapped and were now recommended for change, in most cases, to the same district as the adjacent property.

Mr. Feldman referred to the request received from the Residential Builders Association to change the zoning on most of the sheets of the zoning map. Their proposal, he said, was basically for medium density multiple residential zoning, RM-1 and RM-2, for all the residential thoroughfares in the city. The staff recommendations incorporated that request in only a few places on the zoning map.

He also referred to the requests made by the Chamber of Commerce and the Board of Education, for changes involving P (Public Use) Districts. The Chamber asked that the site of the Rincon Annex Post Office be zoned C-3-O and C-3-S, to allow new office building development, and not P as on the proposed map. The staff, he said, reviewed that request and recommended that the zoning remain P until the Federal Government sells the properties to private interests, or a specific proposal for non-governmental use is made. The Unified School District requested that its elementary and other small school sites be zoned as on the existing maps, the same as the surrounding residential or commercial property. He said that the staff reviewed

this idea and recommended that all government property including small school sites be zoned P (Public), until the time as the property is sold to the private sector or a specific non-public use is proposed. With a specific proposal before it and the Community, the Commission, he said, could consider appropriate zoning and the Community would have a chance to be heard on the subject.

Concluding his presentation, Mr. Feldman said that the staff was recommending that the proposed zoning be changed for 3500 properties citywide, with a net increase in potential dwelling units of 5766 units.

Gary Craft, Planner II, reported that the public was duly notified by means of two advertisements released in the San Francisco Examiner. He further said that the copies of the Environmental Impact Report were sent to everyone on the distribution list and to all branch libraries. Additional copies, he said, were available from the Department of City Planning at 100 Larkin Street.

Mr. Craft also informed the audience about the Public Hearing on the Revised Environmental Impact Report, to be held on June 22, 1978, at 2:00 p.m., at Room 282, City Hall. He said that the Environmental Impact Report could be ready for certification on June 29, 1978, provided there were no extensive comments or revisions.

Mr. Jude Laspa of the Eureka Valley Promotion Association, asked the Commission about responses to questions and requests for zoning changes.

President Rosenblatt said that the staff's response to requests for Map and Text changes had been presented to the Commission in a memorandum dated May 18, 1978. The Commission is reviewing that document. The objective is to have the staff's responses to questions and requests generated by this set of hearings, to the Commission by June 27, 1978, he said. Final recommendations would come to the Commission by June 29th.

Mr. Laspa asked if items in the final recommendations would be taken on an individual basis, or if the recommendation would be considered as a whole with each Commissioner free to comment at will.

President Rosenblatt said that the latter would be the procedure.

Mr. Gary Faldes represented the Twin Peaks Improvement Association. He described an area generally bounded by Greystone Terrace, Burnett Avenue, Corbett and Clayton Streets. This area, he said, is massively and dangerously overdeveloped. This is especially true of

the area bounded by Greystone, Burnett, Iron and Copper Alleys, he said.

Mr. Faldesy, using a map which he had prepared, described each of three areas and said that his Association had concern about the the proposed zoning.

The first area included nine (9) lots. Presently there exists five (5) single family dwellings, two (2) duplexes and two (2) multiple unit buildings. We could understand zoning the area RH-2, but we can't understand the RM-1 which has been proposed, he said.

The second area, he said, contains massive multiple units. It is excessively developed, and it should be downzoned. Under the proposed RM-1, there is an incentive to combine lots and this results in greater density and more massive structures. Responding to Commissioner Wentz, Mr. Faldesy said that it was the consolidation of lots which his association feared.

At the suggestion of President Rosenblatt, Mr. Winogrand agreed that the staff would take another look at these areas.

The third area described by Mr. Faldesy was proposed for RM-1. Mr. Faldesy said that it includes three (3) multiple unit buildings, three (3) single family dwellings and three (3) duplexes.

In all fairness, this area should be zoned RH-2, Mr. Faldesy said. The single family owners should be allowed to convert for one additional unit.

Mr. Winogrand asked Mr. Faldesy if his concern was development of massive buildings or in terms of density. It is both, he said.

President Rosenblatt said that, based on Mr. Faldesy's presentation, it was the consensus that the staff should reconsider its recommendations.

Ms. Anita Banash-Arlen made the following statement:

"Friends of Noe Valley is very pleased that the Planning Department has recommended the RC-1 zoning for 24th Street between Church and Diamond Streets and hope that this zoning is approved by the Planning Commission in its recommendation to the Board of Supervisors for ratification of the proposed rezoning plan for San Francisco. We have stated many times the reasons why this zoning is proper for 24th Street, however, obtaining the RC-1 zoning is not the conclusion of the issue if proper enforcement of the zoning does

not exist. There have been for some time businesses and organizations opened after R-3-C went into effect in January 1977 operating in above ground floor units. These violations have been reported orally to the Planning Staff and letters regarding these violations are being prepared. To date, however, no action has been taken by the enforcement arm of the Planning Department to cease operations in these locations. Without strict enforcement, a zoning, no matter how restrictive, will not serve its purpose. Even if a unit is illegally converted, that business should be forced to relocate and a residence reclaimed. If this kind of enforcement does not exist, there will be no deterrent to a business illegally converting residential space into commercial. I am sure that neighborhood organizations would be more than willing to work with enforcement at the Planning Department to prevent and rectify any violations, and a committee comprised of Planning Department staff and the neighborhood organization members would be created for this purpose.

"Finally, Friends of Noe Valley submitted a set of proposed strict conditional use guidelines to be in effect under the RC-1 zoning. The Planning Commission's response was to thank us for the letter. We, of course, appreciate that response, but we would like more specific feedback on how feasible the Commission feels these guidelines are, and how these guidelines can be implemented and enforced. Again, Friends of Noe Valley would welcome the Planning Department's invitation to specifically work on establishing and/or standardizing these guidelines for particularly the RC-1 zoning or for any other proposed zoning where these guidelines would be desirable.

"Thank you very much for your considerations."

Ms. M.J. Vermigilio and Mr. Guthrie Evans, of the Potrero Hill League of Active Neighbors, summarized the following statement:

"As per our letter and presentation at the February public hearing POTRERO HILL LEAGUE OF ACTIVE NEIGHBORS is very pleased with the Planning Department's recommendation to zone the major portion of Potrero Hill RH-2 in keeping with the existing character and use. (Through a low-key effort, we had obtained over 200 signatures on a petition supporting the RH-2 interim control zoning - indicating a great deal of support for RH-2 zoning classification for the Potrero Hill community.)

"However, we are requesting downzoning to RH-2 for one RM-1 and three RH-3 proposed districts which we believe to be overzoned and not in character with the predominant one and two unit dwelling:

- "- 20th Street between Vermont and Carolina Streets - RM-1 Assessor's Blocks: 4071, 4072, 4073 and 4074 - southern portions; 4093, 4094, 4095 and 4096 - northern portions; (4070 - PUD).
- "- Rhode Island between 20th and 22nd Streets and 22nd Street between Vermont and Carolina Streets - RH-3 Assessor's Blocks: 4094 - east; 4095 - west; 4093 and 4096 - southern portions; 4158, 4159 and 4160 - northern portions.
- "- DeHaro Street between 24th and 25th Streets - RH-3 Assessor's Blocks: 4259 - east; 4218 - west.
- "- Texas Street between 24th and 25th Streets - RH-3 Assessor's Blocks: 4244 - southwest (northern and eastern portions - industrial M-1 zone).

We found these districts to be overwhelmingly one and two unit family dwellings. (Please refer to our letter and attachments relating to 1977 door-to-door walking density survey - dated 2/21/78.)

"Our survey notes of the 20th and Rhode Island Street areas indicate that only a small number of buildings contain three or more units and such buildings do not warrant up-zoning of the entire adjacent areas or the creation of separate RM-1 and RH-3 districts.

"The DeHaro and Texas Street areas are composed entirely of one and two unit dwellings (with many vacant lots). The total density of these areas is RH-1 (average). RH-3 classification would literally triple the number of units on these blocks. Development to RH-3 density would require extensive investment in street, sewer and other public work improvements. Residents of these areas must not be made to incur the cost of such improvements.

"PLAN believes that the preservation of the quality of life in our community depends on maintaining RH-2 density. The RH-2 classification is most conducive to owner occupied dwellings with provision for one additional unit. Owner occupancy implies assurance of maintenance of neighborhood

stability and discourages absentee landlordism and speculative investment. RH-2 also helps to alleviate development pressure on the existing housing stock, particularly demolition-redevelopment of single family houses.

"RH-2 zoning will also protect the neighborhood from the usual problems associated with increased density: increased traffic and parking congestion, noise and pollution. PLAN is supportive of community development, provided all new development is in keeping with the existing neighborhood character. The Potrero Hill district is not developed to the maximum density allowed under the RH-2 zoning. RH-2 classification allows for development on all vacant lots (approximately 60) as well as added units to the many existing single unit structures (approximately 1,290).

"PLAN encourages the Planning Commission, Mayor's Office and other appropriate city agencies to look at the underutilized industrial and commercial land in the eastern and southern portions of our city for development of new moderate income housing. This land area has the most potential for meeting the moderate income housing needs of our city. PLAN proposes that the industrial areas which border and overlap Potrero Hill be zoned to allow for mixed industrial-residential uses with provision for protective performance criteria standards for all industries located within these zones in order to insure compatible mixed uses and environmental quality. We wish to encourage the presence of industry within our city for the economic and employment benefits; however, we must also protect the quality of our living environment by legislating that industries located within these border zones comply with strict environmental and performance standards.

"POTRERO HILL LEAGUE OF ACTIVE NEIGHBORS urges you to consider our request for reclassification to RH-2 of the above specified districts in order to maintain and preserve the character of our community for planned development. We again urge you to consider our proposal for new moderate income residential development in the city's underutilized industrial zones. We trust you will consider our recommendations. Please feel free to contact us if further information is needed. Thank you."

Mr. Bill Wilson represented the Council of District Merchants Association. Mr. Wilson referred to "criterion J" of the May 18th report. He said that the criterion was a lengthy paragraph which could be rewritten, and he asked the staff to do this.

Mr. Wilson asked that Proposition 13 not be allowed to interfere with work on the Commerce and Industry Element. He said that the Council approves of the staff recommendation for retention of C-2 districts until commerce and industry studies are completed. We will be working on controls for certain uses in C-1 and C-2 districts, he said.

Mr. Wilson asked if additional meetings were being planned to consider various issues related to C-1 and C-2 districts.

President Rosenblatt said that the senior staff, over the next twenty (20) days to a month, would probably be consumed by work-program and staff issues as a result of Jarvis-Gann and that it would be difficult to project specific meeting dates at this time.

With respect to Page 50, the Pacific Heights section of the May 18th report, Mr. Wilson said that the Council supports the Residential Zoning Study only to the extent that a residential neighborhood is improved but not where the Study infringes upon or involves commercial zoning.

Mr. Wilson commended the staff for its recognition of the fact that RC districts can create problems and for its recommendations that certain RC districts be reclassified to C-1 or C-2.

In the context of Commercial Districts, Mr. Passmore said that there had been a number of disappointing meetings with merchants, without much participation, in response to the Board of Supervisors request for Conditional Uses in C-1 and C-2 districts.

Mr. Don McCaw, speaking on behalf of the Thompson Family, said that lot 1 in Assessor's Block No. 3535 should be rezoned to C-2. We agree with the staff recommendation, he said.

Mr. Jude Laspa represented the Eureka Valley Promotion Association. Mr. Laspa wished to apply three criteria (including 1. Zoning to prevailing use; 2. similar zoning for both sides of the street; and 3. underutilized or vacant land) for analysis of changes in proposed zoning to specific proposed map provisions. In addition to these three (3) criteria contained in the May 18th report, Mr. Laspa proposed a fourth criterion of the impacted area of the neighborhood.

On the basis of these criteria, Mr. Laspa suggested that the staff reconsider its proposed mapping for four (4) areas. 1. Grandview Avenue near Market Street, 2. Corwin Street, 3. 17th Street between Castro and Diamond Streets, and 4. Yukon Street and Kite Hill.

Dr. Antonio Ragadio testified in opposition to the proposed RC zoning for the middle one-third (1/3) of Geneva Avenue. Dr. Ragadio favored a commercial designation for all of Geneva Avenue.

Mr. Norman Miller, representing the Union Oil Company, requested a meeting with Department staff to discuss mapping of non-conforming use service stations.

Ms. Eleanor Edwards, representing property owners in the area of 2nd Avenue and Clement Street, endorsed the proposed RH-2 for the area.

In his testimony, Mr. Victor Gilbert expressed the belief that the area, on Potrero Hill, near 20th Street and Rhode Island should be mapped RM-1. He opposed the proposed RH-2.

Mr. Eugene Dymick, a Potrero Hill property owner, requested that his property's RH-3 zoning be retained, and that property bounded by Wisconsin, Carolina, 24th and 25th be zoned RH-3 instead of RH-2.

Mr. Robert Presser, owner of property at Sutter and Gough Streets requested C-2 zoning. Staff believed that this property was in a Redevelopment area, and that the Department might not have jurisdiction. The staff agreed to look into the matter.

It was moved by Commissioner Bierman, seconded by Commissioner Wentz and unanimously carried that the meeting be continued to June 13, 1978.

The meeting was adjourned at 10:10 P.M.

Respectfully submitted,

Lee Woods
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
SPECIAL MEETING
TUESDAY
JUNE 13, 1978
GALILEO HIGH SCHOOL
1055 BAY STREET AT VAN NESS AVENUE
7:30 P.M.

The City Planning Commission met pursuant to notice on Tuesday, June 13, 1978, at 7:30 p.m. at Galileo High School, 1055 Bay Street at Van Ness Avenue.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, Dr. Yoshio Nakashima, and Charles Starbuck, members of the City Planning Commission.

ABSENT: Ina F. Dearman, Vice-President; Thomas Matoff, and Thomas Miller, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert W. Passmore, Planner V (Zoning); Mark Winogron, Planner III and Director of Residential Zoning Study; Robert Feldman, Planner III; Gary Craft, Planner II; Carol Sugarman, Planner I; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

Mark Winogron, Planner III and Director of Residential Zoning Study said that this was the second in a final series of hearings before the Commission regarding proposed comprehensive changes to the text of the City Planning Code and to the Zoning Map relating to residential districts and development.

Mr. Winogron further said:

"On May 18, 1978, after nearly five months of public hearings and careful testing, refinement and redrafting of provisions first presented to the Commission on November 29, 1977, the Planning Department presented recommended changes to both the proposed text and maps. Those recommendations are the subject of tonight's hearing. Before the Commission hears from the public, I would like to briefly summarize the testimony to date and the proposed text changes, then ask Robert Feldman to summarize the map changes, and have Gary Craft give a very brief status report on the EIR.

"GENERAL NATURE OF THE COMMENTS

"The January, February and March meetings were characterized by intense and sometimes spirited testimony. There was much disagreement with the proposals before the Commission, and although most frequently, the disagreement

JUNE 13, 1978

was as to degree of control rather than the objectives, the objectives were also challenged. Some speakers questioned the wisdom of preserving older dwellings in view of the strong demand for new housing, often consisting of smaller dwellings units, while others questioned the need for new housing given declining population figures and the relative soundness of existing residential units and neighborhoods. Many statements supported the controls for some areas of the City, while requesting less restrictive controls for other areas. The points of disagreement tended to be emphasized by speakers rather than those of agreement. Whereas earlier meetings had generally been dominated by proponents of the proposals, these meetings appeared to have an approximately even mix of proponents and opponents.

"Most speakers recognized the undesirable consequences of the higher density apartment buildings that had encroached upon smaller dwellings under the existing zoning ordinance, and had caused the wave of zoning reclassification requests from neighborhood associations for 'down-zoning' and eventually this comprehensive zoning study of all residential areas of the City. Still, many speakers wanted to achieve higher densities, or higher and longer buildings, on their individual properties. In requests for such changes, the need for additional housing units, rising rents and costs of new houses, and rising taxes were recurring themes. Providing a variety of housing types in all neighborhoods was often mentioned. Those who wished to develop properties stated that new dwelling units should be added in existing residential neighborhoods; those who wished to preserve the status quo for their existing neighborhoods said additional dwelling units could be provided on under-utilized commercial and industrial land, particularly in the eastern and south of Market Street areas of the City. Of course, the proposed residential zoning standards will permit the development of new housing theoretically enough for 20 years according to the EIR. The challenge to the Department then is to develop practical programs that will help create appropriate housing opportunities, and that will promote the use of such opportunities when they do occur.

"A major topic of concern mentioned by many speakers, the procedural requirements of the City Planning Code or practices of the staff, was not actually a subject of the residential zoning proposals. Both residents and builders expressed concern about delays in enforcement of the standards of the City Planning Code. Residential groups felt enforcement against zoning violations was haphazard and took far too long. Builders stressed costly delays resulting from slow processing of applications for building permits, variances, conditional uses and zoning changes. Unfair treatment of developers in contrast to neighborhood associations was stressed by builders, while residents complained that they were not always given a chance to be heard.

These concerns are already under study by the Department, and proposed changes to the code, and to operating procedures of the Department staff and City Planning Commission, will be presented to the Commission later this year.

"Testimony was also received concerning various problems related to trends occurring in local shopping districts, zoned both C-1 and C-2. Changes in the zoning standards and in the specific districts shown on the zoning map were suggested. Because policies for commercial and industrial districts have not yet been established firmly in the Master Plan, and studies for implementing such policies still must be made, thorough responses to most of these suggestions can not occur within the time schedule set for the residential zoning changes.

"Most of the concern over permitted uses dealt with the need to provide incentives for development of low- and moderate-income housing, but these concerns do not appear to be solvable through zoning techniques.

"The substantive changes recommended for Article 2 include:

- allowing an additional dwelling unit whenever a fraction of 3/4 or more of the required lot area is present.
- allowing the double density provision to apply to handicapped persons as well as the elderly.
- allowing the double density provision for elderly and handicapped to apply to single-family districts as well as higher density districts.
- increasing the size of child care facilities not requiring special review from 10 kids to 12 kids. This will then conform to State law.

"Four amendments to Article 2 have been presented at the Commission's requests, but without a staff recommendation. They are:

- making more restrictive the density provisions on large sites in RH districts.
- including certain institutional uses as conditional uses in RH-1, RH-1(S) and RH-1(D) as well as other residential districts.
- allowing philanthropic facilities in RH and RM districts by conditional use; and
- allowing C-1 and C-2 uses by conditional use in designated landmarks.

"Most comments concerning the substance of the residential zoning text dealt with the contents of Article 1.2, controlling dimensions, areas and other aspects of buildings and lots.

"Both more restrictive and less restrictive controls were suggested, while clarification of a number of provisions was also requested. In general, the staff response has been to liberalize aspects of the controls so that greater design flexibility and increased opportunity for a variety of dwelling unit type is provided.

"Specifically, the substantive changes are:

- two amendments to the front setback rule to give greater flexibility on corner lots and on basically undeveloped blocks.
- instituting a simple 25% rear yard requirement in single-family districts.

JUNE 13, 1978

- removal of the private usable open space requirement in all districts, while retaining the open space requirement itself.
- increasing flexibility in the bay window provision; and
- modification of the curb cut limitation to reduce its impact on buildings only one lot wide.

"Five minor changes are proposed to the parking and loading requirements. Each adds consistency or clarification.

"One important addition is proposed for Article 1.7. This change would allow the reconstruction of earthquake-hazardous unreinforced masonry buildings to their existing size regardless of present zoning restrictions. This is an implementation of the policies of the City's comprehensive plan.

"In all, 35 text changes are recommended to the Commission."

Carol Sugarman, Planner I, commenting on the proposed maps said:

"The staff received more than 400 requests from property owners and neighborhood groups to change the proposed zoning maps which had been developed by the Residential Zoning Study staff; most of these requests were received by the Department after the initiation of the revised zoning proposals on December 8, 1977. The last hearing on this mapping matter was held on March 7 and the deadline for submittal of these requests for zoning changes was March 10. New yellow request forms for additional requests for changes on the maps are available in the lobby and at the Department offices and should be submitted within the next two weeks.

"During February and March, the staff mapped all of the requests on working maps, including several overlays for those areas which were the subject of group requests as well as from individuals. During April the staff made a number of field trips to all the streets involved city-wide and re-evaluated the proposed mapping in light of the comments and proposals of the public. In this re-evaluation of the proposed zoning, the same basic criteria were used that had been used for the original mapping in 1976. The purpose remained the same: to map new residential zoning districts in a manner that would preserve the unique residential neighborhoods of the city while at the same time allowing for reasonable and harmonious new construction, and renovation, to meet the housing needs of the city. The ten criteria used for re-evaluation, are a modification of the criteria listed in the report on residential zoning, the sixteen-page tabloid distributed to all property owners in December of last year.

"The Residential Zoning Study staff then prepared a set of maps with their recommendations for zoning changes based on their field analysis. These maps were thoroughly discussed at special departmental meetings in which the senior zoning staff and the neighborhood liaison staff fully participated.

JUNE 13, 1978

These sessions, which were usually scheduled for whole afternoons during late April were often heated professional debates at which many points of view were aired. The results of these meetings were a set of revisions which were then reviewed and approved by the Director and prepared by the Graphics staff. These recommended maps are displayed in the lobby with recommended changes colored in.

"The basic criterion at all times was whether the proposed zoning would reflect the existing character of each neighborhood as to building-type and density, that is, the number of units per lot. Most of the requests for change in the proposed zoning, were not acted upon by the staff because they would, in the opinion of the staff, result in zoning out of character with the neighborhood.

"The staff took a fresh look at each zoning situation and in many cases came up with a new solution that is intended to meet the needs of the property owners, the residents of the neighborhoods, and the other concerned parties.

"The staff report presented to the Commission on May 18, 1978, lists 405 individual specific map change requests. Of these, the staff recommends that 72 or 18% be granted and the zoning be changed to the district requested and that 36 more be changed to a district intermediate between that originally proposed on the December 8 maps and that requested by the property owners. This totals 108 changes or 26% of the 405 requests.

"In summary, the staff is recommending that the proposed zoning be changed for 3500 properties city-wide, with a net increase in potential dwelling units on these properties of 5766 units."

Dr. Frank Hinman of the Russian Hill Improvement Association, described an area near North Point and Hyde Streets. This 6-block area should be zoned RC-1, not C-2, he said. Also, North Point Street between Larkin and Hyde Streets should be RH-2, he suggested.

Mr. Charles Briar represented property owners in the downtown area at 465 O'Farrell, 449 O'Farrell and 55 Mason Streets. He said that his clients were concerned with the discontinuance of the R-5 district and requested that the C-3-G be permitted to include densities permitted in the R-5 district.

Mr. David Vogel of the Nob Hill Neighbors said that his organization favors reduced height limits for Nob Hill. If the ten (10) criteria for residential mapping were applied, he said, the proposed limits would be reduced. The proposed limits do not reflect existing use, he asserted.

JUNE 13, 1978

Mr. Robert Passmore, Planner V (Zoning), said that a detailed study of the area resulting in reduced limits would delay the schedule for adoption of the Residential Zoning Study. Mr. Passmore said that it might be good if the Nob Hill Neighbors filed a formal reclassification application to reduce the height limits.

Commissioner Bierman said that the matter of the height limits was most troubling.

President Rosenblatt suggested that a detailed study was not immediately feasible because the Department was attempting to respond to Jarvis-Gann. He asked Mr. Vogel if he understood Mr. Passmore's suggestion with respect to a reclassification. Mr. Vogel answered in the affirmative.

Commissioner Bierman agreed that the proposed height limits did not reflect existing use.

In the context of a reclassification, Mr. Winogrand suggested that meetings and discussions could begin after July 1, 1978.

Mr. Robert Fries, Executive Director of the Nob Hill Neighbors, said that downzoning does not automatically make a lot unbuildable. He favored reduced limits.

Mr. Andrew Butler expressed concern about the duration of the interim controls.

Mr. Passmore said that two controls were in effect. Proposed mapping for the area reflected reduced density and any proposed building over forty (40') feet would require a Conditional Use and a Public Hearing. Further, Mr. Passmore said that if a reclassification application were filed, its provisions become the interim controls under Section 302(e) of the City Planning Code.

Mr. Stanley Herstein favored reduced density and reduced heights for Nob Hill.

Mr. Passmore said that it might be possible to hold a Commission hearing on heights while the Board of Supervisors were holding hearings on the Study.

Ms. Linda Chapman suggested that notification of public hearings should go to tenants as well as owners.

Jean La Rue, a homeowner in the area, proposed high-rises of no more than sixteen (16) stories.

Mr. Sandy Walker of the Pacific Heights Residents Association said that the association supported the proposed map changes for the Pacific Heights area.

Mr. John Kirkpatrick said that the Pacific Heights Association supports the Residential Zoning Study.

JUNE 13, 1978

Ms. Charlotte Maeck expressed support of the Study.

Mr. Ralph Coffman expressed support of the Study.

Mr. E. O. Tansine expressed concern about the proposed height limits for Nob Hill. He believed that height limits should be reduced.

Mr. Andre Lawson expressed support for the Nob Hill Neighbors' request to reduce height limits.

Ms. Lee Young, a Nob Hill resident, expressed opposition to increased height and density on Nob Hill.

Ms. Marilyn Smulyan, President of the Haight-Ashbury Neighborhood Council, said that the council recommends, in commercial areas where there exists a three (3) tier system of uses, RC zoning as opposed to commercial zoning. She proposed, also, that community uses be coupled with Conditional Use Authorization in residential districts.

Mr. Roger Boyer, Vice-President of the Telegraph Hill Dwellers and head of its Zoning Committee, proposed RH-3 as opposed to RM-2 for Telegraph Hill. The additional controls in RH-3, he said, are desirable.

Mr. Winogrand stated that the proposed mapping, for Telegraph Hill, would be reexamined.

Ms. Nan Roth of the Telegraph Hill Dwellers, said that the North Beach Shopping area should be zoned RC-1 and not C-2. She suggested that the building at the northwest corner of Filbert Street and Grant Avenue had been inappropriately zoned C-2 and she requested that it be reconsidered.

Mr. and Mrs. Kenneth Brown recommended adoption of the Pacific Heights Association's proposals.

Mr. John Tolan, representing the Mardikian estate, requested that a property near Powell and Clay Streets be zoned RC-4 as the other corners are.

Mr. William Guerrero, property owner at Cortland Street between Elsie and Bocana Streets, requested that his property remain C-2.

Mr. Robert David of the Golden Gate Valley Neighborhood Association, expressed concern about an area of proposed RM-3 near Franklin and Filbert Streets. Mr. David suggested that this area be returned to either RH-2 or RH-3.

Mr. Perry Shers objected to the proposed RM-4 for areas downtown including the southside of Nob Hill; he felt it would make development infeasible.

JUNE 13, 1978

Mr. Burkhardt stressed that the proposed RH-2 for Cortland Avenue between Elsie and Bocana Streets was inappropriate; he favored C-2.

After some discussion, the speaker, Mr. Winogrand and Commissioner Bierman agreed that the RH-3 might be more appropriate for Cortland Avenue between Elsie and Bocana Streets.

Commissioner Starbuck moved and Commissioner Nakashima seconded the motion to continue the public hearing to June 20, 1978.

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Lee Woods
Secretary

C55
#10
6/20/78
Special

DOCUMENTS DEPT.

APR 25 1980

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
SPECIAL MEETING
TUESDAY
JUNE 20, 1978
PRESIDIO JUNIOR HIGH SCHOOL
450-30TH AVENUE AT CLEMENT STREET
7:30 P.M.

The City Planning Commission met pursuant to notice on Tuesday, June 20, 1978, at 7:00 p.m. at Presidio Junior High School, 450-30th Avenue at Clement Street.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, Yoshio Nakashima, Charles Starbuck, John Wentz, members of the City Planning Commission.

ABSENT: Ina F. Dearman, Thomas Miller, Members of the City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director - Implementation and Zoning Administrator; Robert W. Passmore, Planner V(Zoning) and Assistant Zoning Administrator; Mark Winogrand, Planner III and Director of Residential Zoning Study; Robert Feldman, Planner III; Carol Sugarman, Planner I; Gary Craft, Planner II; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

PUBLIC HEARING TO CONSIDER COMPREHENSIVE AMENDMENTS TO THE TEXT OF THE CITY PLANNING CODE AND PROPOSED CITY-WIDE REVISIONS TO THE ZONING MAP.
(CONTINUED FROM THE MEETING OF JUNE 13, 1978.)

Mark Winogrand, Planner III and Director of Residential Zoning Study said that this was the third in a final series of hearings before the Commission regarding proposed comprehensive changes to the text of the City Planning Code and to the Zoning Map relating to residential districts and development.

Mark Winogrand made the following statement:

"On May 18, 1978, after nearly five months of public hearings and careful testing, refinement and redrafting of provisions first presented to the Commission on November 29, 1977, the Planning Department presented recommended changes to both the proposed text and maps. Those recommendations are the subject of tonight's hearing. Before the Commission hears from the public, I would like to briefly summarize the testimony to date and the proposed text changes, then ask Robert Feldman to summarize the map changes, and have Gary Craft give a very brief status report on the EIR.

"General Nature of the Comments

"The January, February and March meetings were characterized by intense and sometimes spirited testimony. There was much disagreement with the proposals before the Commission, and although most frequently, the disagreement was as to degree of control rather than the objectives, the objectives were also challenged. Some speakers questioned the wisdom of preserving older dwellings in view of the strong demand for new housing, often consisting of smaller dwelling units, while others questioned the need for new housing given declining population figures and the relative soundness of existing residential units and neighborhoods. Many statements supported the controls for some areas of the City, while requesting less restrictive controls for other areas. The points of disagreement tended to be emphasized by speakers rather than those of agreement. Whereas, earlier meetings had generally been dominated by proponents of the proposals, these meetings appeared to have an approximately even mix of proponents and opponents.

"Most speakers recognized the undesirable consequences of the higher density apartment buildings that had encroached upon smaller dwellings under the existing zoning ordinance, and had caused the wave of zoning reclassification requests from neighborhood associations for 'down-zoning' and eventually this comprehensive zoning study of all residential areas of the City. Still, many speakers wanted to achieve higher densities, or higher and longer buildings, on their individual properties. In requests for such changes, the need for additional housing units, rising rents and costs of new houses, and rising taxes were recurring themes. Providing a variety of housing types in all neighborhoods was often mentioned. Those who wished to develop properties stated that new dwelling units should be added in existing residential neighborhoods; those who wished to preserve the status quo for their existing neighborhoods said additional dwelling units could be provided on under-utilized commercial and industrial land, particularly in the eastern and south of Market Street areas of the City. Of course, the proposed residential zoning standards will permit the development of new housing theoretically enough for 20 years. The Challenge to the Department then is to develop practical programs that will help create appropriate housing opportunities, and that will promote the use of such opportunities when they do occur.

"A major topic of concern mentioned by many speakers, the procedural requirements of the City Planning Code or practices of the staff, was not actually a subject of the residential zoning proposals. Both residents and builders expressed concern about delays in enforcement of the standards of the City Planning Code. Residential groups felt enforcement against zoning violations was haphazard and too far too long. Builders stressed costly delays resulting from slow processing of applications for building permits, variances, conditional uses and zoning changes. Unfair treatment of developers in contrast to neighborhood associations was stressed by builders, while residents complained that they were not always given a chance

to be heard. These concerns are already under study by the Department, and proposed changes to the Code, and to operating procedures of the Department staff and City Planning Commission, will be presented to the Commission later this year.

"Testimony was also received concerning various problems related to trends occurring in local shopping districts, zoned both C-1 and C-2. Changes in the zoning standards and in the specific districts shown on the zoning map were suggested. Because policies for commercial and industrial districts have not yet been established firmly in the Master Plan, and studies for implementing such policies still must be made, thorough responses to most of these suggestions can not occur within the time schedule set for the Residential Zoning Changes.

"Most of the concern over permitted uses dealt with the need to provide incentives for development of low- and moderate-income housing, but these concerns do not appear to be solvable through zoning techniques.

"The substantive changes recommended for Article 2 include:

- allowing an additional dwelling unit whenever a fraction of 3/4 or more of the required lot area is present.
- allowing the double density provision to apply to handicapped persons as well as the elderly.
- allowing the double density provision for elderly and handicapped to apply to single-family districts as well as higher density districts.
- increasing the size of child care facilities not requiring special review from 10 kids to 12 kids. This will then conform to State law.

"Four amendments to Article 2 have been presented at the Commission's requests, but without a staff recommendation. They are:

- making more restrictive the density provisions on large sites in RH districts.
- including certain institutional uses as conditional uses in RH-1, RH-1(S) and RH-1(D) as well as other residential districts
- allowing philanthropic facilities in RH and RM districts by conditional use; and
- allowing C-1 and C-2 uses by conditional use in designated landmarks.

"Most comments concerning the substance of the residential zoning text dealt with the contents of Article 1.2, controlling dimensions, areas and other aspects of buildings and lots.

JUNE 20, 1978

"Both more restrictive and less restrictive controls were suggested, while clarification of a number of provisions was also requested. In general, the staff response has been to liberalize aspects of the controls so that greater design flexibility and increased opportunity for a variety of dwelling unit type is provided.

"Specifically, the substantive changes are:

- two amendments to the front setback rule to give greater flexibility on corner lots and on basically undeveloped blocks.
- instituting a simple 25% rear yard requirement in single-family districts.
- removal of the private usable open space requirement in all districts, while retaining the open space requirement itself.
- increasing flexibility in the bay window provision; and
- modification of the curb cut limitation to reduce its impact on buildings only one lot wide.

"Five minor changes are proposed to the parking and loading requirements. Each adds consistency or clarification.

"One important addition is proposed for Article 1.7. This change would allow the reconstruction of earthquake-hazardous unreinforced masonry buildings to their existing size regardless of present zoning restrictions. This is an implementation of the policies of the City's comprehensive plan.

"In all, thirty-five text changes are recommended to the Commission."

Commenting on the proposed maps, Carol Sugarman, Planner I, made the following statement:

"The staff received more than 400 requests from property owners and neighborhood groups to change the proposed zoning maps which had been developed by the Residential Zoning Study staff; most of these requests were received by the Department after initiation of the revised zoning proposals on December 8, 1977. The last hearing on this mapping matter was held on March 7 and the deadline for submittal of these requests for zoning changes was March 10. New yellow request forms for additional requests for changes on the maps are available in the lobby and at the Department offices and should be submitted within the next two weeks.

"During February and March, the staff mapped all of the requests on working maps, including several overlays for those areas which were the subject of group requests as well as from individuals. During April, the staff made a number of field trips to all the streets involved city-wide and re-evaluated the proposed mapping in light of the comments and proposals of the

public. In this re-evaluation of the proposed zoning, the same basic criteria were used that had been used for the original mapping in 1976. The purpose remained the same: to map new residential zoning districts in a manner that would preserve the unique residential neighborhoods of the City while at the same time allowing for reasonable and harmonious new construction, and renovation, to meet the housing needs of the City. The ten criteria used for re-evaluation, are a modification of the criteria listed in the report on residential zoning, the sixteen-page tabloid distributed to all property owners in December of last year.

"The Residential Zoning Study staff then prepared a set of maps with their recommendations for zoning changes based on their field analysis. These maps were thoroughly discussed at special departmental meetings in which the senior zoning staff and the neighborhood liaison staff fully participated. These sessions, which were usually scheduled for whole afternoons during late April were often heated professional debates at which many points of view were aired. The results of these meetings were a set of revisions which were then reviewed and approved by the Director and prepared by the Graphics staff. These recommended maps are displayed in the lobby with recommended changes colored in.

"The basic criterion at all times was whether the proposed zoning would reflect the existing character of each neighborhood as to building-type and density, that is, the number of units per lot. Most of the requests for change in the proposed zoning, were not acted upon by the staff because they would, in the opinion of the staff, result in zoning out of character with the neighborhood.

"The staff took a fresh look at each zoning situation and in many cases came up with a new solution that is intended to meet the needs of the property owners, the residents of the neighborhoods, and the other concerned parties.

"The staff report presented to the Commission on May 18, 1978 lists 405 individual specific map change requests. Of these, the staff recommends that 72 or 18% be granted and the zoning be changed to the district requested and that 36 more be changed to a district intermediate between that originally proposed on the December 8 maps and that requested by the property owners. This total 108 changes or 26% of the 405 requests.

"In summary the staff is recommending that the proposed zoning be changed for 3500 properties city-wide, with a net increase in potential dwelling units on these properties of 5766 units."

JUNE 20, 1978

Don Wong of the Chinatown Coalition for Better Housing, urged the Commission to reject the EIR (EE76.182) because it did not adequately discuss or describe the Residential Zoning Study impact on poor and low income persons. Unquestionably, the cost of housing will increase, he said.

Ms. Judy Seto of the Chinatown Coalition for Better Housing, urged rejection of the EIR. She said that it did not provide adequate mitigation measures. Subsidies, she said, were no solution. She said that filtration, as discussed in the EIR, would work only where there was excess housing, but that it did not represent a housing choice. She further said that commercial and industrial areas were inappropriate as housing sites.

Mr. Gordon Chin of the Chinatown Neighborhood Resource Center, said that he opposed the Residential Zoning Study. He said that new housing was needed in Chinatown and that rent increases were forcing many people out of the area. Mr. Chin said that the EIR needed more concrete mitigation measures.

Ms. Jennie Lew of the Chinatown Neighborhood Resource Center, said that the study was an effort to preserve certain types of housing in certain types of neighborhoods. We, she said, reject the study.

Mr. Bob Bjordquist of 155 Christopher Street, requested that RH-1 be retained in the Forest Knolls area, rather than the proposed RH-1(D).

Mr. Henry Schindell said that he did want C-2 zoning, and that he did not agree with the proposed RH-2 on his property. He said that his property at Geneva Avenue and Carter Street was proposed as RH-2 while surrounded by C-2. Mr. Schindell described his property and said that residential development was virtually impossible because of conditions on the lot. His desire was to construct a trailer park on the site.

President Rosenblatt asked the Commission if anyone wished to comment.

Commissioner Wentz asked the staff if they had a recommendation.

Mr. Passmore said that a proposal to convert residential property to commercial zoning without prior notification of surrounding property owners would require separate notice and that possibly a hearing could be scheduled in August.

Mr. Larry Lee, a homeowner at 9th Avenue and Kirkham, said that he had requested mapping which would permit him a 4-unit apartment building. He said that there were four unit buildings on either side of his house. He said the proposed classification of the area would drive up costs and would create even more of a housing shortage. He said that Mr. Passmore had told him that 90% of his neighbors wanted downzoning. Mr. Lee said that he did not want to be devalued.

JUNE 20, 1978

Commissioner Bierman, responding to Mr. Lee, said that people were concerned about parking, traffic and sunshine in backyards, and that there was a move in San Francisco for more comfortable neighborhoods.

Mr. Lee responded by saying that some of the middle income households would not be able to afford living in San Francisco.

Gardiner Johnson, a property owner at 1030 Green Street, said that his lot was 47 feet wide and that it was proposed for RH-2, while with the exception of two buildings on either side of it, everything else in the block was proposed for RM-2 classification. He said that RH-2 classification was not justified and requested RM-2 for his lot.

President Rosenblatt asked the staff to take a more detailed look into the matter.

Mr. Oliver Harris, referring to property on the southwestern corner of 34th. and Vincente Street, gave his thanks for rezoning it and said that it had been commercial for 25 years.

Mr. William Martin, representing Dr. Kitchen at 1283 22nd Avenue, requested that a C-2 designation remain as opposed to RH-2. He said that it had been C-2 since 1960. He asked how those requesting mapping changes would be notified. Mr. Winogrand responded by saying that staff responses to comments and requests for changes would be given to the Commission on Tuesday, June 27, 1978.

Ms. Charlotte Elam, said that she represented three Richmond district associations which did not want downzoning. These associations, she said, included Francisco Heights Civic Association, Richmond District Council and Richmond District Protection Association. She said that these associations would oppose any text changes which would restrict use of residential property. She further said that hundreds of property owners were not properly notified. People do not realize, she said, that their properties are being downzoned.

Mr. Winogrand responded by saying that the rezoning of 1960 in the Richmond district had not required notice, however, all owners had been sent notices regarding the present re-zoning. In terms of the staff recommendations to the Commission dated June 18, 1978, Mr. Winogrand said, a post card was sent to each property owner who requested map changes.

Commissioner Bierman responded to Ms. Elam by saying that everything that had been done by the Commission had been announced and that it had done its best.

Ms. Elam asked why the full restrictions were not spelled out. There are dire effects, she said, which have not been spelled out.

Mr. Patrick Mulligan, a property owner at 2936 Lyon Street, requested that his property be zoned C-2 and not RH-2 as proposed.

JUNE 20, 1978

Ms. Jeanette Del Debbio of 1619 Clement Street, said that she opposed RH-2, and asked why she was not notified. Mr. Winogrand responded by saying that it was proposed RH-3, that the existing zoning was C-2, but that possibly there could be a reduction of one unit.

Mr. Merv Silverberg, representing Sacramento Street Improvement Association, urged the Commission to follow a rational and logical approach to control growth in the C-2 strip along Sacramento Street from Spruce to Lyon Streets. He suggested that there was a need for healthy growth which would benefit both the residential and commercial communities.

Ms. Marie Potz said that she was perfectly happy with the downzoning in her block of 1024 Anza Street. She said that on her block there was a huge 3-story monstrosity and that she would not wish this on anyone. Further, she said that there was no real housing shortage in San Francisco but that there had been over-construction of apartments. What we need, she said, was more single-family houses.

Mr. George Ju, a real estate broker with offices at 12th Avenue and Clement Street, asked why the property at 302 and 306 - 2nd Avenue which was C-2, was being proposed as RH-2. Mark Winogrand replied that the staff had recommended residential zoning for these two pieces of property as there was no existing commercial use. Mr. Ju said he opposed the change and asked why it was so drastic. Mr. Winogrand replied that the proposed zoning was recommended in order to protect the residential districts from growing commercial expansion along side residential streets. Mr. Winogrand further said that in respect to these two properties, the staff had received many letters from people wanting to retain residential zoning than from those opposing it. Mr. Ju said that 50% of property owners opposed downzoning.

Mr. Richard Szeto said that owners of property at 302, 306, 322, 334, 344, 354, 358, 362 and 374, 2nd Avenue, had requested retention of C-2 zoning.

Mr. Albert Boucher of Richmond Council said that the majority of people in Richmond district opposed downzoning. He said that what was needed was better, not less apartments. He asked why he was not informed of the disposition of his requests, and why he could not get R-2 zoning. He said that there was a motel, duplexes and flats in the 100 block of Seal Rock Drive. Mr. Winogrand responded saying that those who made requests were notified that responses could be obtained at the Department.

President Rosenblatt said that the staff would take another look at the property in the 100 block of Seal Rock.

Mr. Charles Le Comte, property owner at 427-32nd Avenue, said that he did not get any notification when his property was rezoned. Mr. Passmore replied that in terms of proposed density, his property was not being downzoned.

JUNE 20, 1978

Ms. Tony Van Kampen, representing the owner of 6898 Geary Boulevard, said that the owner opposed the proposed RM-2 zoning and that he wanted RC-2 for commercial use on the ground floor.

Mr. Charles Morgan, representing Mr. Hom of the Villa Terrace area, Twin Peaks, said that to make Mr. Hom's property RH-1 would be spot zoning. The difference between RH-1 and RH-2 in terms of traffic safety, he said, is minimal. He said his clients had purchased the property as R-3 and he favored RH-2 classification. Mr. Passmore said that the Villa Terrace was part of a larger area being reconsidered.

Ms. Detchie Bolder said that she lived at 9th Avenue and California Street. She said that in a period of approximately one year, 40 demolition permits were issued for the Richmond district. Some change, she added, is needed to stop the demolishing of single-family homes in the Richmond district.

Mr. Robert Katzman, owner and resident of 117 Broad Street, made the following statement:

"I am the owner and resident at 117 Broad Street (Map 12)-(7113/41). I submitted a formal request for a zoning change (from RH-2 to C-2) for 117 Broad Street when I attended the February meeting.

"This building is a classic San Francisco Victorian Firehouse. It was built in 1896 and actively served the Ocean View Community until 1974.

"I purchased Engine Company #33 from the City of San Francisco with the personal commitment of preserving this San Francisco Landmark. There are very few unconventional buildings so well suited to opening it's doors as a neighborhood business... as is this Firehouse. Broad Street... between Capitol and Plymouth... is composed of single family dwellings and duplexes (many of which are Victorian structures), apartment buildings, and approximately 8 commercial businesses. The Firehouse is separated from the row of 6 commercial properties by an 8-unit apartment building (zoned RH-2). Broad Street is very wide, has sufficient parking and excellent public transportation. In similar San Francisco neighborhoods there are restored firehouses being used as studios, offices and local trade. Engine Company #33 should benefit the Ocean view district in a similar manner. While developers continue to destroy the specific character of many of our neighborhoods... I am asking you to allow a proud and classic building to serve its community. Assuming that you are honestly interested in maintaining the balance of neighborhoods and owner-operated businesses... while preserving the history and character of each unique San Francisco neighborhood... I am asking you to reconsider my request for this zoning change.

"Bob Feldman informed me that my property was denied a change in zoning because of... (your notation system) 'A', 'D' and 'E'.

JUNE 20, 1978

"A (Prevailing Land Use)... The prevailing land use to the East of the Firehouse is commercial. The Firehouse could just as easily been classified RC-2 as RH-2.

"D (Spot Zoning)... This unconventional building was previously used as a fire station... a 24 hour community service... which could be considered commercial.

"E (Minor Adjustment Boundry)... While living on Broad Street it has become obvious that its present businesses serve only limited portion of the neighborhood. Commercially, the Firehouse would definitely compliment the present businesses while creating a positive course towards neighborhood improvement."

Mr. Passmore said that the staff would take another look at the proposed zoning for Mr. Katzman's property.

Mr. James Coist, a resident at 1259-16th Avenue, said that small business should be given protection in the small commercial zones. He requested that the RC-2 zoning be retained.

Ms. Eleanor Edwards, a resident at 304-2nd Avenue, said that 302-306 2nd Avenue had never been used commercially. She said with respect to Mr. Szeeto's statement that 322-2nd Avenue was an apartment building, that she did not believe that the owner lived there. She said that she did not want Union Street on Clement Street. Ms. Edwards provided the Commission with a petition signed by residents who opposed commercial zoning on 2nd Avenue.

Mr. Peter McCrea of 1024 Lake Street said that generally he supported the work of the staff of the Residential Zoning Study. He said that the area on Lake Street, between 2nd and 10th Avenues, should be zoned as R-3. To zone St. Anne's as RH-2, he said, was a mistake. Mr. Passmore said that RH-2 zoning for St. Anne's was for the sake of construction of the proposed new Home.

Ms. Rose Yee, a property owner at 4045 California Street said that her property had been downzoned from RC-2 to residential. Mr. Winogron replied that that zoning was interim only until the Commerce and Industry Element was completed, and that they were holding off on new RC designations until further studies were completed.

Mr. William Clarke, a resident at 1621 Lake Street, and a member of the Board of Directors of Planning Association for the Richmond (PAR) said that PAR supported the Residential Zoning Study. However, he said that the proposed RM-1 on Lake Street, between 14th and 19th Avenues, was of some concern to them. He further said that they would submit a formal request in that respect.

Mr. Stephen Halpern, representing the Golden Gate Heights Association, said that the mapping was accurate for their area. What was needed, he said, is tightening up controls for variances and Conditional Uses

JUNE 20, 1978

Ms. Rose Anne Feiner of 349-7th Avenue requested that the proposed zoning of her property be changed from RM-1 to RM-2.

Mr. Jonathan Buckley, a resident of the Richmond district, speaking on behalf of PAR, said that they supported the Residential Zoning Study and believed that the zoning for the Richmond area should be left as proposed in 1977. Mr. Buckley said that the proposed major fraction provision encouraged more demolition. The proposed garage door provision was also too lenient; the code should permit the garage door to conform to the neighborhood pattern, he said.

Ms. Veronica Tedeschi requested that her property at 2526 Clement be zoned commercial. She said that her property was the only one in the block excluded from the commercial designation. She said that another piece of property at 7000 Geary Boulevard was also requesting commercial designation and that it had always been commercial. Also the property at 1410 Clement Street should be zoned commercial, she said.

Mr. Winogrand, responding to Ms. Tedeschi, said that with respect to the property at 1410 Clement and the area between 2nd and 15th Avenues on Clement, the area was once commercial. But, he said, increased commercial designation was delayed until the completion of the Department's Commerce and Industry zoning study.

Mr. Bill Blomberg, owner of a property at Anza Street, between 39th and 40th Avenues, requested clarification of what was being proposed for his property. Mr. Winogrand replied that the proposed zoning was RH-2, which would permit typically two units per lot.

Mrs. G. Bland Platt, President of the Landmarks Preservation Advisory Board, said that the Board supported uses other than residential in landmarks or in historic districts by conditional use. She said that the Board would like to discourage landmark designations simultaneously with the conditional use process. She said that the Landmarks Board also had some concern that the 15 foot maximum setback provision was not sufficiently restrictive. This could affect historic district, she said. Further, Mrs. Platt said that the Board had some concern with the garage door provision. She said that these concerns will be discussed in more detail with the staff.

Commissioner Wentz moved to close the public hearing, Commissioner Nakashima seconded and the motion was carried unanimously.

Commissioner Wentz also moved to continue the meeting to June 22, 1978. Commissioner Nakashima seconded it and the motion was carried unanimously.

The meeting adjourned at 11:25 p.m.

Respectfully submitted,

Lee Woods
Secretary

Special

PUBLIC LIBRARY

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
SPECIAL MEETING
TUESDAY
JUNE 27, 1978
LURIE ROOM, SAN FRANCISCO PUBLIC LIBRARY
5:00 P.M.

The City Planning Commission met pursuant to notice on Tuesday, June 27, 1978, at 5:00 p.m., in Lurie Room, San Francisco Public Library, Civic Center.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, Thomas Miller, Yoshio Naksshima, Charles Starbuck, and John Wentz, members of the City Planning Commission.

ABSENT: Ina F. Dearman, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert Passmore, Planner V (Zoning); Mark Winogrcnd, Planner III and Director of the Residential Zoning Study; Robert Feldman, Planner II; Gary Craft, Planner II; Carol Sugarman, Planner I; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

EE76.182 - CONSIDERATION OF CERTIFICATION OF REVISED DRAFT ENVIRONMENTAL IMPACT REPORT COVERING THE PROPOSED AMENDMENTS TO THE TEXT ORDINANCE AND ZONING MAP OF THE CITY PLANNING CODE AFFECTING RESIDENTIAL DISTRICTS AND DEVELOPMENT.

Gary Craft, Planner II, made the following statement:

"I would like to take the time to recognize the invaluable assistance from the graphics section and the secretaries in helping prepare the revised draft EIR and the comments and responses. These two sections seldom receive any recognition of the valuable contribution they make to the functioning of the Planning Department. In particular, I would like to give special thanks to Sheila Saleh, who graciously typed the 185 page revised draft EIR and the comments and responses. Because of her efforts, I am able to make my presentation tonight.

"My presentation tonight concerns the comments and responses for the revised draft Environmental Impact Report covering the proposed citywide residential zoning amendments. The revised draft EIR was prepared in response to comments made on the initial draft EIR, dated December 13, 1977. A synopsis of these comments has been included in the list of comments and responses on the revised draft. The EIR was prepared as required by State law and addresses the impacts adoption of the proposed zoning may have on San Francisco's natural, physical and socio-economic environment. As stated on page 23 of the revised draft, the focus of the EIR is limited to identifying the broad effects which may possibly occur as a result of the proposed zoning. Section 15147 of the State EIR Guidelines state that a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy. The revised draft EIR for the proposed zoning amendments, however, does contain the necessary information, data, and analysis to enable local officials to make a decision which intelligently takes into account all the environmental effects of the proposed zoning. Section 15150 of the State EIR Guidelines states that "an evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible". The revised draft EIR more than meets the State EIR Guidelines and is ready for certification following inclusion of the comments and responses and the changes and additions suggested in the addendum.

"Major Comments and Responses

"A summary of the comments and responses will be included as chapter 13 of the final EIR.

"The effect the proposed zoning will have on the low and moderate income households and the inadequacy of the mitigation measures to help alleviate the impact. On page 99 of the revised draft, the following statement will be added (following fourth sentence, second paragraph):

"The City's Housing Assistance Plan indicates the housing assistance needs of lower income households is increasing. (See 1977 and 1978 Community Development Program and Housing Assistance Plan - Mayor's Office of Community Development). The increase is due primarily to estimates of low-and-moderate-income households

that are employed in San Francisco and could be expected to reside in the City. The number of low and moderate-income households presently living in San Francisco under inadequate conditions has declined. However, additional assistance is needed as indicated by Table IV-A, showing housing assistance needs of lower-income households.

"Another major comment concerned the assumptions behind the demand projections. Assumptions are stated on page 104 of the revised draft EIR. Changes in these trends will produce a different level of demand. The actual number of housing units that will be needed depends upon population growth, household size, and the desired vacancy rate. The demand for housing by 1990 with a 6% vacancy rate could range between 326,480 - 344,362 units. The proposed zoning would permit a sufficient number of housing units to be built to meet the projected demand.

"A number of concerns about the inadequacy of the mitigation measures were cited by several community groups and individuals. Several new mitigation measures will be included in the final EIR:

"Page 127 (to be inserted at the beginning of first paragraph)

"In order to help increase the annual net addition to the City's housing supply, the City should explore the possibility of consolidating the review of development permits for new housing, including environmental review, variances, conditional uses, building permits, plan checking, and other review procedures. The possibility of consolidating the review of subsidized projects should also be explored. Since the Department of City Planning cannot act unilaterally, the feasibility of consolidating the review of housing development by various agencies needs to be explored further.

"The City should also explore the possibility of requiring new office buildings downtown to include or contribute toward new housing in the downtown area.

"Page 122 (to be inserted before 1st sentence in first paragraph)

"In particular, reduction of the off-street parking required by the Planning Code for low and moderate housing projects should be explored in order to provide an economic

incentive for such projects resulting in an increase in the number of housing units. There may be some legal limitations which need to be explored before this recommendation can be implemented. The Planning Department should also explore the possibility of using P.U.D. procedures without any parcel size limitations so that low and moderate income housing can be exempt from the normal standards of the Code. The Redevelopment Agency presently has the ability to do this and this ability might be extended to a quasi-governmental agency which is specifically in the business of providing low and moderate income housing. The city should also assist developers of low and moderate income housing in finding suitable sites for new housing.

"Page 126 (to be added to the end of the first paragraph)

"The report on Commercial and Industrial Activity in San Francisco: Present Characteristics and Future Trends by Arthur D. Little projects a demand for 286.3 acres for commercial and industrial needs by the year 2000. The number of vacant commercial and industrial zoned land in 1970 was approximately 1,042 acres, thus some industrial land could be used for residential purposes.

"Because the mitigation measures were considered inadequate, several community groups recommended the Planning Commission not to approve the proposed zoning.

"However, the inclusion of the additional mitigation measures which address these concerns should allow for a do pass recommendation. The Planning Department is also urged to take a more aggressive role and develop a strong housing program.

"Addendum

"Besides the additions cited above, several minor changes were also made to the text of the revised draft EIR and are included in the addendum.

"Draft Resolution

"A draft resolution has been prepared, the last three clauses of which read as follows:

"WHEREAS, on June 26, 1978, the Commission reviewed the final environmental impact report, and found that the contents of said report and the procedures through which it

was prepared, publicized and reviewed comply with the provisions of the California Environmental Quality Act, the Guidelines of the Secretary for Resources and San Francisco requirements;

"THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby find that the Final Environmental Impact Report, dated June 26, 1978, concerning EE76.182: Proposed amendments to the City Planning Code (both text and map) that would revise in their entirety the citywide zoning controls governing residential development in San Francisco, is adequate, accurate and objective, and does hereby Certify the Completion of said Report in compliance with the California Environmental Quality Act and the State Guidelines;

"AND BE IT FURTHER RESOLVED, That the Commission in certifying the completion of said Report does hereby find that the project as proposed would reduce the number of housing units that could legally be built in San Francisco. As a result the cost of housing may increase, and that with increasing housing costs, some population groups may find it difficult to live in San Francisco. The proposed zoning will affect the low-and-moderate-income households more than any other group and that mitigation measures are proposed to help alleviate this impact."

Commissioner Bierman said that she was troubled by the Resolution certifying the Draft Environmental Impact Report. The impact of recent development on the neighborhoods and the pressures of crowding is where the Residential Zoning Study had its beginning, she said. I do hope, she said, that the mitigation measures can be implemented. The power, though, she added, is not all in the Department. She hoped there would be a chance for her to help.

President Rosenblatt said that it occurred to him that the Resolution certifying completion of the EIR would be complete without the last "resolved" clause.

Commissioner Nakashima said that the cost of housing in any event will continue to rise and that it seemed inappropriate to single out one particular cause for the increase.

It was moved by Commissioner Nakashima, seconded by Commissioner Starbuck to approve the draft resolution with the deletion of the last "resolved" clause. The matter passed unanimously as City Planning Commission Resolution No. 7995.

ZT78.3 - CONSIDERATION OF ADOPTION OF PROPOSED COMPREHENSIVE AMENDMENTS TO TEXT OF THE CITY PLANNING CODE PERTAINING TO RESIDENTIAL ZONING. THESE AMENDMENTS WOULD REVISE, IN THEIR ENTIRETY, THE WRITTEN REGULATIONS GOVERNING RESIDENTIAL DEVELOPMENT AND USE IN SAN FRANCISCO, AMENDING CITY PLANNING CODE ARTICLES 1, 2, 2.5, 3 and 6, DELETING ARTICLES 4 AND 5, AND ADDING ARTICLES 1.2, 1.5 AND 1.7.

Mark Winogrand, Director of the Residential Zoning Study, made the following statement:

"Today marks the end of the public hearing process before you regarding proposed comprehensive revisions to the regulations and maps governing residential development in San Francisco.

"Throughout the prior weeks of this month, the Commission, for the third time since this Residential Zoning Study began held hearings in the neighborhoods to solicit citizen responses.. responses particularly to the revised recommendations submitted in a report to you on May 18th.

"Although the June hearings were basically characterized by unusually detailed testimony regarding specific mapping, as Carol Sugarman will talk about in a minute, there was also testimony regarding the text. This testimony was almost unanimously in support of the text provisions as proposed by the staff with a few exceptions:

- "- There was concern raised about allowing one additional dwelling unit when three-fourths of the required lot area is present.
- "- There was concern about the Proposed Amendment which would, in effect, exempt narrower buildings from the curb-cut limitation.
- "- There were a number of requests to restore the old R-5 density -- one unit for each 125 square feet of lot area -- to the C-3, Downtown zoning districts.
- "- A coalition of residential and merchants groups in the Noe Valley area requested conditional use review for all eating and drinking establishments on 24th Street.

"The Department has recommended, in the report submitted to you today, three additional text changes:

"- The first would allow RC-1 uses in designated landmark buildings. A somewhat similar text amendment was presented in the memorandum of May 18th but without a staff recommendation for approval. This revised provision is something which the Department would recommend adopting.

"- The second change would allow densities of at least one unit for each 125 square feet of lot area - the old R-5 density - in the C-3 districts.

"- The third change is a technical one, clarifying that certain permitted obstructions are not permitted in required side yards.

"With these changes, the Department is satisfied that you have before you a proposed zoning ordinance which will truly strike the desired balance between preservation and changes.

"Of course, with any action taken today, and hopefully subsequent action by the Board of Supervisors in the coming months, it should not be believed that the subject of residential re-zoning will come to a close. Indeed, Zoning Maps, especially, are thought of more and more as rather flexible tools and, as such, the Commission should expect to continue to receive formal requests for change - both upward and downward.

"The Text, however, should become a relatively stable tool for guiding future development for at least a decade. Amendments will be necessary, of course, and refinements based upon experience are predictable. Nevertheless, these last four difficult years of uncertainty for both resident and developer may soon give way to a period of quiet certainty in which the neighborhoods are given their essential protection while the builders are given sufficient development flexibility. It has been a goal long sought after.

"I'd now like to have Carol Sugarman discuss the Proposed Map Revisions."

Carol Sugarman, Planner I, made the following statement about the proposed map revisions:

"During the past month, the Planning Commission and the staff received approximately 70 Map change requests from property owners and neighborhood groups in response to the May 18, 1978, staff memorandum. These requests, which were made at the three June hearings in the neighborhoods and by correspondence to the Planning Commission and staff, could be characterized by their specific nature. Neighborhood groups, most of whom have closely monitored all previous staff zoning proposals, had studied the May 18, 1978, staff memorandum concerning the controls recommended for their areas.

"Testimony from the neighborhood groups was varied. The Pacific Heights Association and the Friends of Noe Valley spoke in support of the proposals in their areas, with the Friends of Noe Valley calling for more Departmental enforcement activities. The Planning Association of the Richmond, Russian Hill Improvement Association, Golden Gate Valley Association, Telegraph Hill Dwellers, Haight-Ashbury Neighborhood Council, Twin Peaks Improvement Association, Eureka Valley Promotion Association, La Raz En Action Local and Potrero League of Active Neighbors gave testimony and submitted maps detailing areas of concurrence with proposed maps and requests for additional changes.

"The San Francisco Council of District Merchants again spoke in opposition to changes in the existing commercial districts before the Department has completed a Comprehensive Commercial and Industrial Zoning Study. Many individual owners also testified and submitted requests, asking for a different zoning district than that the staff had recommended for their property.

"The areas of greatest degree of public disagreement continued to be the Richmond District and Potrero Hill. Although the recommended zoning changes return the Richmond District to densities quite similar to those found on the existing Zoning Map, many residents testified in opposition to the 'downzoning' they believed was taking place. There were also a considerable number of residents who wrote in favor of the Proposed Zoning in the Richmond.

"Similarly, in the Potrero Hill area, there appeared to be an equal number of residents either requesting RH-2 for the areas the Department had recommended to be RH-3 and RM-1, or requesting RH-3 for areas proposed to be RH-2.

"Subsequent to each hearing, the Commissioners and the staff scheduled field trips, open to the public, to survey and in this reevaluation, the same basic criteria, those listed in the report on residential zoning distributed to all property owners last December, were used.

"Based on the field analysis and further study, we are recommending the Map changes colored in orange, shown on the exhibits on the wall.

"As can be seen, the major changes are in the following areas:

- "1. Telegraph Hill - shown on Sheet 1 - all RM-2 Districts on the hill are recommended for either RM-1 or RH-3 zoning, depending on prevailing density.
- "2. Russian Hill - shown on Sheet 2 - changes recommended on Northpoint Street, north side along Hyde Street, from C-2 to RC-1, many lots from RM-1 to RH-3, and from RM-3 to RM-2 - again based on prevailing land use.
- "3. The Richmond - shown on Sheet 3 - all lots previously zoned RM-1 or RM-2 along south side of Lake between 3rd and 9th Avenues. In addition, the Department wants to recommend that on the south side of Lake Street, all RM-1 lots be changed to RH-2, based on information received after the report was prepared. This is shown as Letter A, colored in green, on Sheet 3 of the exhibits.
- "4. Haight-Ashbury - shown on Sheet 6 - all lots proposed for RM-1 along Waller Street between Stanyan Street and Masonic Avenue be changed to RH-3 and all lots proposed for RC-2 along Stanyan Street at Beulah Street to RC-1.
- "5. Twin Peaks - shown on Sheet 6 - the recommendations include changing the RH-1 district along Corbett Street to RH-2, the RM-1 district on Villa Terrace to RH-2, and the RM-1 district on Corbett Street and Grey-stone Terrace to RH-2
- "6. Eureka Valley - shown on Sheet 7 - the recommendations include changing RM-2 to RH-3 on the north side of 17th Street between Castro Street and Diamond Street, RM-1 to RH-2 along Corwin Street, and RM-1 to RH-2 on Grandview Street at 21st Street.

"Other specific changes by block and lot are listed in the additional staff memorandum of June 27, 1978. In summary, the staff recommends these changes with the intent that they represent the original purpose of the Residential Zoning Study to map new residential zoning districts in a manner that would preserve the unique residential neighborhoods of the City, while at the same time allowing for reasonable new construction and renovation to meet the housing needs of the City."

Mr. Winogrand explained to the Commission that the draft resolution related to the staff's recommendations contained in Appendix A "Recommended Changes to Proposed Ordinance Text from New Residential Zoning of the Department of City Planning Report to the Commission dated May 18, 1978," and Appendix B, "Minor Text Changes Recommended by Department Staff, of the Department's Report to the Commission dated June 27, 1978". The draft resolution, he explained, made no reference to the four changes initiated by the Commission and included in Appendix B of the May 18, 1978, report.

Following Mr. Winogrand's remarks, the Commission considered six amendments to the draft resolution, including the four Commission initiated recommended changes included in Appendix B of the report dated May 18, 1978.

Mr. Passmore discussed the proposal to allow, in designated landmarks and historic districts, those uses permitted in C-1 and C-2 districts. This would make the retention of landmarks possible, he said. Mr. Passmore noted that the Implementation Committee thought that possibly what should be permitted were the neighborhood-serving uses of the RC-1 districts; this was the position of the staff also. In both instances, he said, conditional use authorization would be required and the Commission would have the benefit of a public hearing in determining the appropriateness of a proposed use for a specific site.

Commissioner Bierman said that she believed that the conditional use procedure offered enough protection even if C-2 uses were included.

Commissioner Bierman moved for approval of the proposed text change No. IV, recommending inclusion of the C-1 and C-2 uses as opposed to the RC-1. The motion was seconded by Commissioner Starbuck.

President Rosenblatt thought that the basic idea was a mistake. It would create economic pressure for landmark designations in residential districts, he said. He argued that at least the proposal should be restricted to landmark sites and that historic districts

should be excluded. Commissioner Bierman agreed to an amendment of her motion, to exclude references to historic districts.

The motion, as amended, passed by a vote of 4-2 (Voting Yes: Commissioners Bierman, Nakashima, Starbuck and Wentz; Voting No: Commissioners Miller and Rosenblatt.)

Next, Commissioner Bierman discussed a proposal to expand the threshold square footage for Conditional Use Authorization for additional dwelling units in the RH districts as set forth on page 159 of the May 18, 1978, staff report as Change No. 1.

President Rosenblatt said that the rationale was a concern related to large existing residential buildings. If the potential number of units to which a single family building can be converted is reduced, the economic tendency would be for the building to remain a single-family dwelling.

Mr. Passmore said that the staff had not recommended this change because the present standards had proven adequate since 1960. There was no further discussion of this item.

Commissioner Starbuck moved for approval of the proposal. The motion died for lack of a second.

Next, Commissioner Bierman discussed Change No. II as set forth on page 159 of the May 18, 1978, Report - a proposal to allow certain institutions by conditional use in the one-family RH-1(D) and RH-1(S) and RH-1 districts. She said that the Conditional Use process provided the needed protection. Further, she said that the burden of institutions should be borne by all residential areas, and not just the two-family and multiple-unit areas.

Mr. Passmore said that the Department's hesitancy was because the Code had not permitted this in the past. He said that if the staff received an application, it would probably find it inappropriate nevertheless.

Commissioner Bierman said that the multiple unit districts were saturated with institutions and that in fairness the opportunity for dispersion ought to be there.

Commissioner Starbuck moved adoption of this proposal. It was seconded by Commissioner Nakashima and was approved by a vote of 5-1 (Voting Yes: Commissioners Bierman, Nakashima, Rosenblatt, Starbuck, and Wentz; Voting No: Commissioner Miller.)

Mr. Winogron next described the Commission proposal to allow as Conditional Uses, philanthropic institutions in residential districts. Commissioner Bierman noted that the proposal, Change No. III on page 159 of the May 18 Report, was meant to include RH-1(D), RH-1(S) and RH-1 districts, as well as the other residential districts listed.

Commissioner Wentz said that philanthropic institutions could probably find suitable office space in appropriate commercial districts and that he agreed with the staff that this measure was not necessary.

Responding to Commissioner Wentz, Commissioner Bierman said that commercial space was extremely expensive and that she made the proposal only because the Conditional Use controls existed.

Commissioner Wentz said that nevertheless, the argument ran counter to protecting residential neighborhoods.

President Rosenblatt said that he concurred with Commissioner Wentz. He said that in terms of an allocation of Commission and staff time, philanthropic office uses did not seem to be such a pressing social need.

Commissioner Starbuck moved for approval of the proposal. It was seconded by Commissioner Bierman. The motion failed on a 2-4 vote (Voting Yes: Commissioners Bierman and Starbuck; Voting No: Commissioners Miller, Nakashima, Rosenblatt and Wentz.)

Commissioner Starbuck moved that the major fraction provision, which was set forth in Change No. 2 on page 144 in the May 18 Report, be deleted from the final amendments to the text proposal. Mr. Winogron described the reasons for the measure and said that it could have a significant impact in areas like the Richmond district, where lots of 3,000 square feet which are zoned RM-1, would be allowed 4 units if the changes were adopted, but only 3 units if not. He also noted that the existing Code contained a similar major fraction provision.

Commissioner Bierman asked if the Board of Supervisors could amend any of the Commissioners' recommendations.

Mr. Passmore said yes, that items considered by the Commission and later amended by the Board, would not have to come back to the Commission. However, the Board amendments not considered by the Commission would be sent to the Commission for hearing and consideration.

Commissioner Bierman seconded Commissioner Starbuck's motion for deletion and it passed unanimously.

Commissioner Starbuck asked for clarification of the special status of Redevelopment Project Areas under the proposed controls. Mr. Passmore responded that this exemption adopted by the Commission on May 18, 1978, would become inoperative once the Board enacted the new text and maps and that it was a technical refinement requested by the Agency. There was no further discussion of this item.

Commissioner Bierman moved for adoption of the draft resolution presented by the staff for the Proposed Ordinance Text, as modified. Commissioner Starbuck seconded the motion.

Commissioner Miller expressed concern related to the staff recommended Change No. 2 set forth on page 22 of the staff Report dated June 27, 1978, allowing higher density development in C-3 districts. He said he felt this would create problems later if adopted, because the 125 square-foot limit was too lenient and that a 200 square-foot standard in C-3 districts was more appropriate. Mr. Winogrand described the measures and Mr. Passmore responded to President Rosenblatt's question about the maximum density permitted for housing for the elderly.

After further discussion, the motion to adopt the text as amended passed unanimously, as City Planning Commission Resolution No. 7996.

The Commission recessed at 6:40 p.m. and reconvened at 7:00 p.m.

ZM76.12 - CONSIDERATION OF ADOPTION OF PROPOSED CITY-WIDE REVISIONS TO THE ZONING MAP IN ORDER TO APPLY NEW PERMANENT RESIDENTIAL ZONING DISTRICTS FOR THE CONTROL OF DEVELOPMENT AND USE IN THE RESIDENTIAL AREAS OF SAN FRANCISCO BASED UPON THE CITY PLANNING CODE TEXT BEING CONSIDERED UNDER ZT78.3 ABOVE.

Mr. Winogrand summarized the draft resolution related to revision of the Zoning Map. He explained the order of actions and said that it had been necessary to amend the City Planning Code first to create new permanent residential zoning districts, before any revisions to the zoning Map could be adopted.

In addition to the recommended map changes included in the Report dated June 27, 1978, Mr. Winogrand said that the staff recommend two additional map changes that were not included in the Report but were on the map. The south side of Lake Street between 14th and 19th Avenues had been recommended for RM-1, he said. The staff, he added, recommends RH-2 which is the best match for the existing land use.

Further, Mr. Wingrond said that three lots, 7A, 8 and 8A in Assessor's Block No. 522 had been recommendad for RM-3. The staff is now recommending, he said RH-3. These three parcels were developed with buildings similar to those across the street in a previously proposed RH-3 district, he said.

After further discussion, Commissioner Nakashima moved for adoption of the draft resolution as amended. It was seconded by Commissioner Bierman.

Commissioner Wentz asked how or where would a citizen have access to those revised maps and proposed text.

Mr. Winogronnd responded that the maps would be prepared immediately and would be available at the Department's Zoning information counter at 100 Larkin Street at nine o'clock in the morning of June 28. The maps will remain in effect through the period during which the Board of Supervisors holds its hearings, he said.

A gentleman from the Richmond district stood and thanked the Commission for its decision related to Lake Street.

In his remarks, the Director commended the Residential Zoning Staff for a very diligent and responsible piece of work. The staff is due, he said, much respect and commendation.

The Director said that this was a small city. Opportunities are limited, he said, and density will return as an issue, he added. As a function of proper design, it is limited by need for privacy and a need for movement in space.

In summary, the Director said he supported the adoption of the Maps and Ordinance before the Commission.

Commissioner Bierman said that the Commission thanked the staff. Without its guidance, she said, she would have been mired. She said that she did support the action and that it left room for building.

President Rosenblatt added his commendation to the staff, especially those present at the meeting. He said it was a tribute to their dedication and professionalism. He said that the entire experience clearly pointed to the need for city-wide planning.

Commissioner Wentz also commended the staff and said that the staff were able to generate considerable interest in a subject difficult to make interesting.

SUMMARY & MINUTES OF THE SPECIAL MEETING -15- JUNE 27, 1978

Responding to Commissioner Wentz, President Rosenblatt predicted that the recommendation was assured passage by the Board of Supervisors, if the community generated the same level of interest and commitment expressed before the Commission.

Commissioner Starbuck speaking on behalf of Commissioner Bierman and on his own behalf, said the staff "did good". Commissioner Nakashima agreed.

The motion for adoption of draft resolution on the proposed maps as modified, passed unanimously as City Planning Commission Resolution No. 7997.

The meeting adjourned at 8:30 p.m.

Lee Woods
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held on Thursday, July 20, 1978.

The City Planning Commission met pursuant to notice on Thursday, July 20, 1978, at 12:00 noon, in Room 282, City Hall.

PRESENT: Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Miller, Yoshio Nakashima, Charles Starbuck and Peter Straus, members of the City Planning Commission.

ABSENT: Toby Rosenblatt, President, City Planning Commission.

The staff of the Department of City Planning was represented by R. Spencer Steele, Acting Director of Planning; Charles Gill, City Planning Coordinator; Alec Bash, City Planning Coordinator; Marie Zeller, Planner III; Mary Anne Miller, Planner II; Michelle Anderson, Staff Aide; and Mohini Mirchandani, Acting Secretary.

Gerald Adams represented the San Francisco Chronicle and Dan Borsuk represented the San Francisco Progress.

CURRENT MATTERS

CONSIDERATION OF A RESOLUTION TO AUTHORIZE THE DIRECTOR OF PLANNING TO CONTRACT WITH CARL ANTHONY, PROFESSOR OF ARCHITECTURE AT BERKELEY, TO PROVIDE STORE FACADE DESIGN AND MERCHANDISING CONSULTATION ON THIRD STREET IMPROVEMENT PROGRAM.

R. Spencer Steele, Acting Director of Planning, recommended adoption of a draft resolution which contained the following last three clauses:

"WHEREAS, Carl Anthony, Professor of Architecture at the University of California Berkeley, is a renowned expert in neighborhood commercial architectural improvements and uniquely suited for this project because of his work on cultural-ethnic aspects in this field; and

"WHEREAS, The Department of City Planning will pay \$30 per hour for his services on a work order basis;

"THEREFORE BE IT RESOLVED, That the San Francisco City Planning Commission does hereby authorize the Director to contract with Carl Anthony in an amount not to exceed \$600 under the EDA 302 Planning Grant to provide consultant services in connection with the Third Street Commercial Improvement Program.

Commissioner Dearman moved, Commissioner Starbuck seconded and it was carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8018.

REPORT ON NEW SAVINGS AND LOAN AND BRANCH BANK LOCATION APPLICATIONS
AND OTHER SPECIAL CASES.

R. Spencer Steele, Acting Director, reported on new Savings and Loan and Branch Bank location applications and other cases. These included Gibraltar Savings and Loan, World Savings and Loan, Golden Coin Savings and Loan, Oil Can Harry's, Church's Chicken, Fast Food Restaurant, Coffee Shop and Restaurant. The Commission was asked if any of these cases had a potential for Discretionary Review.

The Commission expressed the opinion that consideration of Discretionary Review would be taken up as and when these cases were calendared.

Mr. Steele reported that Mr. Passmore and Mr. Winogrand of the Department of City Planning had presented the Residential Zoning Study to the Planning, Housing and Development Committee of the Board of Supervisors the previous Tuesday at which time general testimony was given. He further informed the Commission that four public hearings were scheduled to take place soon between the hours of 6 and 10 p.m. in the main chamber of the Board of Supervisors.

Mr. Steele reported that the Presidio of San Francisco had developed a Five-Year Woodland Management Plan which had been reviewed by Marie Zeller, Planner III, and asked her to give the Commission an analysis of the situation.

Marie Zeller, outlining the Plan, said that it would involve removal of suppressed and dying trees in thickly wooded areas to ensure that larger trees would grow in a healthy fashion. The trees leaning over, she said, would be cut down in order to prevent them from being a hazard during the period of high winds. She further said that many young trees and shrubs would be planted to fill the gaps in the woods or to replace dead or diseased trees.

Referring to the rare plant *Clarkia Francisca* which exists only in the Presidio, she said that the thinning operation, envisaged in the Plan, would not affect this plant. She said it was interesting to note that approximately 50% of the rare and endangered plant species listed in the San Francisco area, occurred in the Presidio vicinity.

Mr. Steele reported that the Department had received a new building permit application in connection with a property at 145 Carmel which was considered for Discretionary Review by the Commission under Building Permit Application No. 7705621, last year. The Commission, he said, had then disapproved the two-unit dwelling but had approved a single-family dwelling subject to conditions as set forth under Resolution No. 7763. The new building permit application was for single-family dwelling.

Members of the Commission were unanimous in their opinion that the matter be put on the calendar for consideration of Discretionary Review.

Mr. Steele proposed that in view of the fact that there were five Thursdays in August, the Commission Meeting on August 17 be not scheduled. It was moved by Commissioner Bierman, seconded by Commissioner Nakashima and carried unanimously that there be no Commission meeting on August 17.

Commissioner Starbuck said that he had received a request from Sue Hestor of the West Bay Health System Agency (HSA), to speak about the conditional use application of Children's Hospital and was invited to address the Commission.

Ms. Hestor said that she wanted clarification of the time allowed the agency to review the conditional use application of the Children's Hospital. She said that according to the City Planning Code, the time limit for submission of review was 75 days from their receipt of the conditional use application. However, she said, she understood that the draft EIR would not be ready until October/November and that in the absence of data, they would not be in a position to evaluate the situation. In this connection she also mentioned the Marshall Hale Memorial Hospital's proposal to enlarge the hospital's facilities.

It was the consensus of the Commissioners' opinion that an EIR be submitted in draft form before the Commission takes any testimony.

Andrew Sun of the HSA, said that there was no clear understanding whether the Planning Commission would take action at the end of the 75 days or subsequent to receipt of the EIR.

Commissioner Starbuck suggested that a formal letter be written by HSA, asking for clarification of the ordinance in this respect.

EEF77.379A - PUBLIC HEARING ON APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR ACCESS RAMP AT M. H. DE YOUNG MEMORIAL MUSEUM, GOLDEN GATE PARK, ASSESSOR'S BLOCK 1700, AN ELEVATED DOUBLE RAMP 14½ FEET IN WIDTH.

Mr. Steele asked Mr. Alec Bash, City Planning Coordinator, to make the presentation.

Mr. Bash referred to the letter of Appeal received from Mr. Edward Bielski of Friends of the Golden Gate Park which he said was transmitted to the Commission together with the environmental evaluation form and the negative declaration.

He indicated that the Department had initially been advised of the project by Mr. Raymond Clary, and had then requested plans to determine whether environmental review would be required. He stated that the Department had concluded that there should be an environmental evaluation rather than a categorical exemption for the project, due to the public interest anticipated.

He then explained by means of drawings, the important features of the proposed access ramp to the de Young Museum, in the Music Concourse area of the Golden Gate Park.

The ramp, he said, would provide access to both the handicapped as well as non-handicapped, by providing a raised entry-way. The existing paved area, he said, would be reduced, but that would be replaced with a new elevated paved area. The width of 14½ feet was, he said, in keeping with the building scale and would allow entry of emergency vehicles. Other vehicular access in general, would be prohibited.

As such, the project, he said, could not have any adverse effect on traffic.

Mr. Bash said some landscaping would be removed and replaced and that it would not adversely **affect** the quality of the environment. He said that he had discussed with Calvin Malone, Planner IV, of the Department of City Planning, who was providing staff assistance for the Park Master Plan and understood that the design of the ramp would not conflict with anticipated objectives and policies which were being developed for the Golden Gate Park Master Plan.

Mr. Bash said that the State Historic Preservation Officer had evaluated the access ramp as being in sympathy with the scale, design and texture of the museum and that the Recreation and Parks Commission had also approved **the project**.

Mr. Bash mentioned that the Design Committee of the Landmarks Preservation Advisory Board had reviewed the design of the access ramp and had given their comments to which the architect of the sponsor had responded. The Design Committee's comments were summarized by him as follows:

Comment 1. The ornamental balustrade should be on both the front and back of the ramp or a hedge should be along the back.

Response A second balustrade is not considered necessary physically or aesthetically, but a hedge will be considered.

Comment 2. The banister curve should continue unbroken, rather than momentarily dipping at the intermediate landing on the ramp.

Response The leveling of the banister at the landing is considered correct, and includes a bronze handrail on the inside which should be a constant distance above the ramp. It will also be hidden by landscaping. However, this matter will be reviewed in detail.

Comment 3. No vehicular access other than emergency vehicles should be allowed

Response Existing bollards which restrict vehicular traffic would be retained, and Museum would continue its present policy restricting such access.

Comment 4. Existing asphalt in front of ramp should be replaced with ornamental paving.

Response Agreement with this point, and Museum would be advised of recommendation. Ultimately, front paving should relate to entire concourse area

Mr. Bash said that these comments did not appear to raise significant environmental issues.

Mr. Bash added that the access ramp did not change the capability for vehicular access to the de Young Museum door, as the existing entry way could accommodate vehicles, and on occasion did. He said that the Museum had assured him that there would be no change in vehicular access policies.

Mr. Bash also referred to letters received by the Department from Raymond H. Clary and Jean Lippay who were of the opinion that the project would have adverse effect with regard to the Pool of Enchantment, encroachment in the Park, air quality and noise levels. However, Mr. Bash said, the staff did not perceive that to be the case.

He then summarized the provision of Section 31.24(f) of the Administrative Code concerning Planning Commission's public hearings and determinations on appeals of preliminary negative declaration.

Mr. Bash then stated that the Director's recommendation was that the Commission affirm the preliminary negative declaration, as the proposed ramp would not change present vehicular access capabilities.

Mr. Edward Bielski of the Friends of Golden Gate Park, said that they believed that the project would have significant effect on the environment and that the Negative Declaration had not been prepared according to the guidelines provided by the California Environmental Quality Act.

He stated that the Act provides that a project would be considered to have significant environmental impact, if it had potential environmental effects which were individually limited but cumulatively considerable. That is, he said, when incremental effects of individual projects were considerable, when viewed in conjunction with the effects of past projects, the effects of other current projects and possible future projects. When individual projects are a phased project of the undertaking and when the total undertaking comprises of a project of significant environmental impact, then a single EIR must be prepared on the project. "We believe", he said, "The City Planning Department has acted improperly and failed to review the total project and prepare an appropriate EIR as required by CEQA, because we do believe this project is part of a larger project." He said that the City's initial Negative Declaration was inadequate, that this was a part of a larger project and should be considered in that light, and that it was not the issue of building a ramp which was before the Commission. He said that Mr. Bash had told him that the ramp was part of preparation for the King Tut Exhibit. Referring to the first page of the Environmental Evaluation Form, under No. II, site size, he questioned how anyone could evaluate the impact of the project when no pertinent information was provided. He referred to the point about amount of off-street parking provided and said that it was a large project, and too many people were going to be accommodated and asked how the parking problem would be solved. About associated projects, he said, that air-conditioning was being provide and that this was not even discussed. About anticipated incremental development, he asked how many new large exhibitions were anticipated and what additional projects were contemplated. Referring to point eleven of Part II, he said, no information was available as to how many people were going to be employed at the exhibition and what kind of additional accommodation was being provided for them.

Mr. Edward Bielski also said that the statement "not applicable" on items under Part IIB(3) and (13) of the Environmental Evaluation form "Change in pattern or scale or character of general area of project" and "Relationship to a larger project or series of projects" was incorrectly given.

Mr. Bielski said that contrary to the statement made in the Environmental Evaluation completed by City Planning, they believed that the project had a substantial and demonstratable negative aesthetic effect and that they believed that the ramp would be used eventually for vehicular traffic on certain occasions.

In view of the above, Mr. Bielski said, the negative declaration issued by the City was inadequate and not in line with CEQA guidelines.

Mr. Bash stated that Calvin Malone of the Department of City Planning had been in close touch with the museum authorities concerning the access ramp proposal for the past 3-4 years, and that this was well before there was any knowledge of the King Tut Exhibit, and consequently, the ramp was not part of the exhibit. He stated that the connection between the two was that the Museum wanted the ramp completed before the exhibit opened, in order not to have construction under way at that time.

Commissioner Bierman asked if there were alternatives to environmental review.

Commissioner Miller asked Mr. Bielski how this particular ramp differed from other handicapped ramps. Mr. Bielski said that this one was 14½ feet wide while others were not so wide.

Commissioner Miller asked where exactly did the effect of the project become adverse. Mr. Bielski answered that it was not the question of it having adverse or beneficial effects but that the question was that it needed an environmental impact report. Commissioner Miller asked him further about which factor was of significant impact and Mr. Bielski replied that it required a statistical environmental report and that the project should be considered in the context of tremendous amount of people coming to view the King Tut Exhibit.

Commissioner Bierman asked if a case could be made that the use of the roadway would change vehicular pattern.

Commissioner Straus asked Mr. Bash which of the public bodies had considered the design and whether the project had significant impacts.

Mr. Bash replied that it was reviewed by Parks and Recreation Commission, Art Commission and possibly other bodies, too. Mr. Steele said that the San Francisco Fire Department and Art Commission had all approved the project and there was no conflict over design. He said that the design of the ramp was fitting to a monumental building and that it reinforced the building, was ornamental and provided a useful function.

Mr. Steven Dykes, Deputy Director for Administration of the Fine Arts Museum, confirmed the approvals that had already been obtained for the project. He stated that the only connection of the access ramp with the King Tut Exhibit was the desire that construction of the ramp not interfere with access to the exhibit.

Mr. Raymond Clary cited a 1921 report of the Museum as evidence of there being nothing in the Museum policy to limit future expansion, and that anything that benefited the Museum was considered good by the Museum. He stated that incremental expansion of buildings in the park was similar to cutting off the tail of the dog one inch at a time so it wouldn't hurt so much.

Jeanne Lippay, of the Friends of Golden Gate Park, said that the initial evaluation was inadequate and made the following statement:

"In appealing the Planning Department's initial evaluation of this project, I want to stress that our intent is not to delay a proposed project unnecessarily, but rather to insure that those designing and initiating such projects fulfill their preliminary obligations to the public by conforming to City codes and State environmental law. To that end, I want to raise the following points:

"1. The Environmental Evaluation form dated 6-20-78 contains inadequate and incomplete information. We believe that the following items under II. B. were incorrectly stated to be non-applicable when, in truth, they are applicable and therefore should have been addressed:

'3. Change in pattern, scale or character
of general area of project.'

'13. Relationship to a larger project or series
of projects.'

"Under III. A. the architectural style of the deYoung Museum is incorrectly described as 'classical'.

"To question No. 6. on page 4--'Does the project have a substantial and demonstrable negative aesthetic effect?'--the answer given is No but the comments indicate a Yes to be truthful. The State Historic Preservation Officer, for example, indicated that the ramp 'appears to be in sympathy with the design of the existing structure'; the Landmarks Preservation Advisory Board' raised some concerns, which have not yet been resolved.'

"It is noted under item 18. on page 6 that the Residence Element of the Master Plan 'states that projects (for additions to existing cultural facilities) should not be approved which are

not demonstrated to be necessary.' Nowhere in any document filed on this project has the access ramp been demonstrated to be necessary. Nowhere have we seen any statistical evidence to support the need for a ramp (most certainly not one 14½ feet wide), such as the percentage of probable museum visitors who are handicapped to the extent of being unable to negotiate eight steps. No satisfactory reason has yet been given for the extraordinary width of this ramp. As has been noted, the ramp proposed for the Palace of the Legion of Honor, also for access to the handicapped, is only 8 feet wide.

"Further, in direct contradiction of the foregoing precept, the Planning Department staff has stated in a letter to me dated 6-29-78 that 'adequate rationale for the project is the prerogative of the decision-makers,' not of the Planning Department.

"That same communication states that while the project architect has assured the Planning Department that replacement landscaping will be planted upon completion of the project, the Department 'is not in a position to monitor this action.'

"2. One of the expert's opinions referred to in this same communication is that of the State Historic Preservation Officer. My subsequent conversation with this officer indicated that the State Board had originally challenged the project on the basis of its inordinate width and reduced access to the reflecting pool. The project architect and the Director of the Fine Arts Museums of San Francisco then requested a second meeting with the officer, during the course of which they persuaded him that a) the ramp was necessary, and b) the Museum would replace the plantings and adhere to a policy of prohibiting vehicular access to the ramp. My response to this information was that no local agency of government was empowered to either monitor or enforce compliance with those conditions, a fact of which the State officer was not aware.

"3. The effect of the ramp and the ornamental balustrade appears totally inappropriate in design and proportion to the stark 'Spanish renaissance' style of the Museum building. It would be much more compatible in scale with the Palace of Versailles. Not only does the semi-circular ramp prevent walkers from circling the reflecting pool at ground level, but the platform at the confluence of the left and right ramps extends some 18 to 20 feet out from the entranceway almost to the edge of the pool. It may be a perfect stage for some prima donna to make an appearance, but it is totally out of harmony with the simplicity of the pool and the amount of space necessary for its enjoyment.

- "4. What we have surmised for some time, and what the Museum project planners have only recently admitted, is that the access ramp is but one of a series of projects in anticipation of the King Tut exhibit in 1979. That exhibit, which the Museums Director has said is expected to pull two million visitors, will indeed have a devastating impact upon the surround area of Golden Gate Park.

"For that reason, we are requesting this Commission to find that an Environmental Impact Report will be required in order to address the impacts of this exhibit and the unprecedented crowds it is designed to attract upon air quality and vehicular congestion in the Music Concourse area; upon the need for expanded parking facilities; and upon the present minimal comfort facilities in the immediate area.

"This means that all projects now in the planning stages for this exhibit will need to be brought into the open for review by the Recreation & Park Commission, the Planning Commission, and the Board of Supervisors--as indeed they should have been at the outset of the approval process.

"Another partial truth contained in the present Environmental Evaluation is the statement: 'No serious public controversy exists at this time.' There needs to be a qualifying amendment: because, as usual, the public has been kept uninformed of the Museum's plans and how they relate to the **total** health of Golden Gate Park. Were these plans, including the ramp project, as fully publicized as was the contract for acquiring the exhibit, we might well find some serious public controversy.

"While the Museum and the Recreation & Park Department are spending upwards of \$600,000 for an air conditioning system to **protect the** King Tut artifacts, the patrons of the eastern portion of Golden Gate Park will be exposed to massive vehicular and pedestrian congestion, air polluted by dust and carbon monoxide, and overburdened comfort facilities. The public be damned is once again the prevailing attitude.

"If the museums, such as the deYoung, which have the good fortune to be located in Golden Gate Park, cannot be educated to accept the limitations prescribed by their choice environment, as a guest accepts certain restrictions in someone's home, then they should in good conscience consider relocating outside the Park. If they continue to believe that such hyped-up, media-promoted exhibits as the King Tut, which require special architectural accommodation, are necessary to build their prestige and assuage wealthy contributors for any donative pains; then indeed these institutions should

be asked--first politely and then with vigor--to hold such mass entertainments in the Civic Auditorium, Brooks Hall, or some other suitable place.

"The responsibility for guarding the quality and character of Golden Gate Park lies with the Recreation & Park Commission and staff and with the Planning Commission and staff. Their responsibility does not lie in accommodating museum construction projects necessitated by over-publicized events."

Mr. Adolph Rosekrans, architect of the project, said that the possibility of a smaller ramp was studied 3/4 years ago. Later a city architect was engaged for initial design and after further consideration, it was decided to have a larger ramp for use of both the handicapped and non-handicapped, which would also accommodate emergency vehicles.

Commissioner Starbuck asked what would be the height of the pavement of the ramp. Alec Bash replied that it would be 3½ feet.

Commissioner Straus asked whether it was fundamentally necessary to have a balustrade.

Commissioner Bierman said that she felt that the City had looked at the project as a separate one by itself, without considering other buildings in the Park. Mr. Bash replied that primarily they were reviewing only that particular building, but had considered the overall context as well.

Mr. Kevin Bond of the Recreation Center for the Handicapped, stated that he believed the design to be most suitable, as it provided equal access to the handicapped and non-handicapped.

Mr. David Finn stated that if there was only just this one enormous ramp, in real emergencies, all the handicapped people - not just those in wheelchairs - would have difficulty in getting out safely. He said the money should be spent for many small ramps, not one big one.

Ms. Lucy Muir of the Recreation Center for the Handicapped, spoke in favor of the project from her wheelchair, and said that the ramp would serve senior citizens and pregnant women, along with the handicapped. She said that there should be more concern for human beings rather than for the form of the ramp. She said that when ever she goes to the museum, it takes her at least half an hour to get from the car to the museum.

Ms. Jean Whitier, another lady in a wheelchair, representing the Center for Independent Living, also spoke in favor of the Project.

Commissioner Bierman said that the Commission had no say about what or what should not be the design. The question, she said, was whether or not an environmental impact report was needed. She said she had a feeling that if it were a regular ramp, there would not have been a delay, but this was an elevated ramp, 3½ feet high, and that made the issue complicated.

Thomas K. Seligman, Deputy Director for Education and Exhibition at the Museum, spoke about access and parking at the entrance being under police authority, and not the sole prerogative of the Museum administration.

A member of the audience said that a small ramp would ruin the effect of the building. He said the balustrade was necessary to hold on to something, in case of any possibility of slipping backwards.

Jim Liner, a member of the audience, in a wheelchair, said he was very pleased with the plan and that the fact that there was going to be an exhibition there, should not be confused with the issue of having a ramp for the handicapped.

Mr. Steele, referring to questions raised by the appellant, said that in the opinion of the staff, the project did not affect any change in pattern, scale or character of its general area. About the projects' relationship to larger projects, Mr. Steele said that it improved the physical make-up of the Park. He further said that the project did not have a substantial and demonstratable negative aesthetic effect, and recommended that the Commission affirm the negative declaration and deny the appeal.

Replying to the query that nowhere was it shown that the ramp was necessary, Mr. Steele said that a monumental building deserved a monumental entrance.

Commissioner Bierman asked whether that would set it out as being special in comparison with other buildings in the Park.

Mr. Steele said that the environmental evaluation was always taken in comparison with other buildings and that while making their determination, they had taken into account the concourse, Academy of Science, Tea Garden and other buildings in the vicinity, and looked at the whole thing.

Mr. Clary said that sometime back when the Chinese Pavilion was proposed along with the Stowe Lake project, there were three different projects, but according to the law, they were considered by Dr. Selina Bendix as one project. He asked why, in the light of what he said, the three different projects now -- air conditioning, ramp and exhibition -- were not considered as one project.

Mr. Steele replied that it was because the former projects were in the same area and were related.

Commissioner Bierman asked the sponsor if before deciding on the ramp, any meetings were held with concerned citizens in this connection.

Mr. Rosekrans, architect of the project, said that the Park & Recreation Commission and the Art Commission had their meetings on this matter, with published agendas and that they also reviewed the Plan with five different organizations of the handicapped. He added that Mr. Roderick had testified at an earlier meeting in opposition to the ramp, with similar concerns as the appellants.

Jeanne Lippay asked what the process was for seeing that the EIR was prepared on an exhibition which would have a large impact on the Golden Gate Park.

Commissioner Starbuck replied that technically there was none and that there was no permit act applicable.

Ms. Lippay advised the Commission that their vote should consider the King Tut Exhibition as well as the ramp.

Commissioner Miller moved that the appeal be denied and the negative declaration be approved, Commissioner Nakashima seconded the motion. When the question was called, the Commission voted 4-1, sustaining the Department's determination that the project would not have a significant effect on the environment and affirming the preliminary negative declaration. Commissioners Miller, Nakashima, Starbuck and Straus voted "Aye"; Commissioner Bierman voted "No".

Commissioner Bierman explained that the reason why she voted "No" was because she felt that the project would have an impact because of its special characteristics and that if it were a regular ramp, an EIR may not have been required.

STAFF REPORT ON SOLAR ENERGY ISSUES IN SAN FRANCISCO - MASTER PLAN AND CITY PLANNING CODE IMPLEMENTATION.

(CONTINUED FROM THE MEETING OF JUNE 15, 1978.)

R. Spencer Steele, Acting Director recommended to the Commission that the matter be postponed to a later date. Commissioner Miller moved, Commissioner Straus seconded and the motion carried unanimously that the matter be postponed.

STAFF PRESENTATION OF THE ISSUES IDENTIFICATION FOR THE LOCAL COASTAL PLAN FOR SAN FRANCISCO.

Marie Zeller, Planner III, in summarizing the Local Coastal Plan, said that the Coastal Act of 1976 required each City and County within the State to formulate their own local coastal plan within the framework of Coastal Act policies.

She drew the attention of the Commission to pages 29 and 30 of the Local Coastal Plan dealing with Summary of Key Issues which primarily concern those issues that need planning and consideration to resolve existing and future problems.

Ms. Zeller further said that the Plan would be formally presented to the Commission in a month's time for their approval and subsequent presentation to the Regional Coastal Commission. She requested the Commission to get in touch with her in case they had any comments in regard to the Plan.

The meeting was adjourned at 5:10 p.m.

Respectfully submitted,

Mohini Mirchandani
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, August 3, 1978.

The City Planning Commission met pursuant to notice on Thursday, August 3, 1978, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, Ina F. Dearman, Thomas Matoff, Joseph Mignola, Yoshio Nakashima, Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by R. Spencer Steele, Acting Director; Robert W. Passmore, Planner V (Zoning), and Assistant Zoning Administrator; Leonard Miller, Planner II; Mary Anne Miller, Planner II; Alec Bash, City Planning Coordinator; Jon Pon, Staff Assistant IV; and Lee Woods, Secretary.

The press was represented by Gerald Adams of the San Francisco Examiner, and Dan Borsuk of the San Francisco Progress.

CURRENT MATTERS

With respect to the Commission's Discretionary Review of Building Permit Application No. 7805443, it was moved by Commissioner Nakashima, seconded by Commissioner Mignola and passed unanimously to amend City Planning Commission Resolution No. 8028 to require that a notice be attached to the land records to indicate that the proposed structure is to be and will remain a single-family dwelling.

With respect to the Northeastern Waterfront Advisory Committee, it was moved by Commissioner Dearman, seconded by Commissioner Nakashima and passed unanimously to appoint Mr. David Chang to the Committee.

Commissioner Starbuck requested that the staff arrange to have a representative of the Redevelopment Agency give the Commission a status report on the proposed development of Senior Citizens' housing at Sacramento and Stockton Streets.

Commissioner Bierman requested that Plans and Programs staff report to the Commission on the proposed 4th Street on-ramp to the No. 280 Freeway and other transportation issues related to that entire area.

The Commission requested that the staff make a status report on the Rehabilitation Finance Study.

S78.2 - 1007 TARAVAL, SOUTHWEST CORNER OF 20TH AVENUE; LOT 1
EE78.95 IN ASSESSOR'S BLOCK 2405.
PROPOSAL TO ABOLISH A 15-FOOT SETBACK ALONG 20TH
AVENUE.

A case report was available. It was summarized by Mary Anne Miller, Planner II.

Robert W. Passmore, Planner V (Zoning), reminded the City Planning Commission that technically, what was before it was the abolition of the setback and not the proposed bank expansion.

Mr. Michael Sullivan represented the applicant, the Continental Service Company. He said that the proposal represented an expansion of approximately 40% and that the purpose was to better serve the bank's long-standing market area.

President Rosenblatt was told by Mr. Passmore, that if the setback removal was approved, the proposed expansion would come to the Commission for Discretionary Review.

Mr. Fred Stark, the applicant's architect, discussed the expansion plans and said that the provision of parking did not generate traffic.

Mrs. Kuhn, a resident of the block of 20th Avenue immediately south of Taraval said that her home would be only 2 doors from the entrance to the proposed garage on 20th Avenue. That garage and driveway, she protested, would severely impact her block and home value of her property would be adversely affected.

Mrs. McDowell, a resident of the same block on 20th Avenue, said that her property was immediately adjacent to the entrance of the proposed garage. She had lived there for 40 years, she said, and she opposed the driveway.

Commissioner Bierman expressed the belief that this was a classic case of the undoing of a commercial block and that the real issue might be expansion.

The Commission agreed that some consideration should be given to locating the garage entrance on Taraval Street.

Commissioner Bierman moved that the setback be considered in the context of a Discretionary Review hearing. Further, she moved that the matter be continued to September 28th when the plans for the proposed expansion would be given further consideration.

Commissioner Starbuck said that he had a big problem with the plans, and that, in terms of Commission guidelines he could not approve the expansion. He said that residents and merchants had real concern about the erosion of small, neighborhood-serving commercial uses.

Commissioner Starbuck seconded the motion of Commissioner Bierman and it was carried unanimously.

CU78.36 - 2400 GEARY BOULEVARD, NORTHWEST CORNER OF BAKER
EE78.231 STREET; LOT 8 IN ASSESSOR'S BLOCK 1081.
PROPOSAL TO ESTABLISH A PRIVATE ELEMENTARY SCHOOL
FOR 25 CHILDREN IN AN R-4, PROPOSED RH-3 DISTRICT.

The City Planning Commission agreed to waive the case report. The staff recommendation was for approval. The applicant agreed to send written notice to all parents, discouraging the pick-up or delivery of children on Geary Boulevard.

It was moved by Commissioner Dearman, seconded by Commissioner Bierman, and carried unanimously that the draft resolution containing staff recommendations for approval of the application be adopted as City Planning Commission Resolution No. 8029.

DR78.59(CU) - 2224 SACRAMENTO STREET, NORTH SIDE, 68.75 FEET
EE78.230 EAST OF BUCHANAN STREET; LOT 6 IN ASSESSOR'S
BLOCK 627.
PROPOSAL TO CONDUCT A BOARDING HOUSE WITH 10
GUEST ROOMS IN AN R-3, PROPOSED RH-2 DISTRICT.

Mr. Alec Bash summarized the case report.

Ann Bloomfield of the Pacific Heights Council; William Gilmartin; Bernard Tolk; and Victor Reta spoke strongly in favor of the proposal.

Mr. Richard Burn, President of the Pacific Heights Condominium Association, expressed concern about parking in the area. He reminded the City Planning Commission that the area was proposed RH-2.

Marian Binkley, the applicant, said that there was a huge extra lot with the building and that parking could be developed.

Mr. Passmore said that the staff recommendation was for approval with conditions.

Commissioner Nakashima moved that the staff recommendation as per the draft resolution be approved. It was seconded by Commissioner Dearman and carried unanimously as City Planning Commission Resolution No. 8030.

DR78.60(CU) - 2333 VALLEJO STREET, SOUTHWEST CORNER OF FILL-MORE; LOTS 1 & 24 IN ASSESSOR'S BLOCK 563.
EE78.226 PROPOSAL TO ENLARGE A CHURCH IN AN R-2, PROPOSED RH-1 DISTRICT.

Mr. Alec Bash summarized the case report.

Mr. James Beard, representing the applicant, said that the proposal was to relocate an existing use, that no retail sales were planned and that access would be interior from an existing building. If necessary, he said, the curb-cut could be removed and the garage doors replaced with an appropriate stucco facade.

Mr. Sobel, a resident owner at 2330 Vallejo Street, opposed the proposal, saying that it would spoil the frontage on Vallejo Street. He said that he had letters from two residents of the immediate area, who were also opposed.

Sara Southwich, a resident of the immediate area, said that it would appear commercial, that she opposed it and that she had 17 signatures of opposing residents.

Margaret Sugarman, a resident of 2843 Fillmore, called the proposal an expansion and that it would create a potential for the erosion of a residential setting.

Mr. Michael Keating, a resident at 2340 Vallejo, said that parking was a problem but that the applicant seemed reasonable.

Anita Tom, a resident of the immediate area, opposed the proposal.

Mr. Passmore said that the proposal would not have a significant or adverse impact on the neighborhood and that the staff recommendation was for approval with conditions.

Commissioner Dearman moved that the staff recommendation be approved. She stressed that her motion included retention of the garage doors and removal of the curb-cut. The motion was seconded by Commissioner Nakashima and it was carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8031.

DR78.58(CU) - BROTHERHOOD WAY BETWEEN 777 & 855; LOT 26 IN
EE78.239 ASSESSOR'S BLOCK 7380.
PROPOSAL TO CONSTRUCT AN ELEMENTARY SCHOOL AND
A CHURCH IN AN R-1-D, PROPOSED RH-1 DISTRICT.

The City Planning Commission agreed to waive the case report. The staff recommendation was for approval. It was moved by Commissioner Dearman, seconded by Commissioner Nakashima and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8032.

At this point in the proceedings, Commissioner Starbuck left the meeting room.

ZM78.10 - VACANT BARTD PROPERTY NORTH OF 300 SANTA ROSA
CU78.38 AVENUE WITH FRONTAGE ALSO ON PILGRIM AVENUE: LOTS
EE78.249 23, 24 & 26 IN ASSESSOR'S BLOCK 6793.
PROPOSAL TO RECLASSIFY PROPERTY FROM A RECOMMENDED
P DISTRICT TO A RECOMMENDED RH-1 DISTRICT, AN EXIST-
ING R-1 DISTRICT AND A PROPOSAL TO USE THE PROPERTY
FOR A PARKING LOT FOR A CHURCH AT 1825 SAN JOSE AVE.

The City Planning Commission agreed to waive the case report. Mr. Passmore said that it was not necessary for the Commission to act on the zoning matter. The action before the Commission was the Conditional Use, he said, and the staff recommendation was for approval with conditions.

Commissioner Dearman moved, Commissioner Bierman seconded and it was carried unanimously that the draft resolution containing staff recommendations for approval with conditions be adopted as City Planning Commission Resolution No. 8033.

CU78.35 - 4080 MISSION STREET, NORTHWEST SIDE ADJACENT TO
EE78.242 FREEWAY 280; LOT 60 IN ASSESSOR'S BLOCK 6748.
PROPOSAL TO ENLARGE AN EXISTING COMMUNITY CENTER
BUILDING (MISSION STREET YMCA) BY ADDING A MULTI-
USE ROOM FOR SENIOR CITIZEN ACTIVITIES AND BY
IMPROVING THE PLAYGROUND FOR CHILDREN.

The City Planning Commission agreed to waive the case report. The staff recommendation was for approval.

Commissioner Nakashima moved, seconded by Commissioner Bierman, that the staff recommendation be approved. It was carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8034.

- ZT77.1 - PROPOSED AMENDMENTS TO THE TEXT OF THE CITY PLANNING CODE, SECTION 221 AND OTHER SECTIONS AS NECESSARY TO RESTRICT THE LOCATION OF ADULT BOOK STORES AND ENCOUNTER STUDIOS.

Mr. Passmore said that it was the staff recommendation to continue this matter to August 31, 1978. The continuance had been requested by Supervisor Feinstein's office, he said.

It was moved by Commissioner Dearman, seconded by Commissioner Nakashima and carried unanimously that the matter be continued to August 31, 1978.

At this point in the proceedings, Commissioner Starbuck returned to the meeting room and reassumed his seat at the Commission table.

- DR78.54 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7804686 FOR 3624 GEARY BOULEVARD FOR A NEW WALK-UP WINDOW FACILITY AS PART OF EXISTING BANK AND A NEW PARKING LOT.

Mr. Passmore said that this matter had been continued until the applicant could determine what conditions related to the billboard lease.

Mr. Chester Hillicott, representing the advertising company which utilized the billboard, said that removal of the billboard was illegal and that his company vigorously opposed its removal.

Mr. Don Nelson, of the Wells Fargo Bank property management department, said that the bank could live without the billboard.

Commissioner Starbuck was informed that there would be access from both Geary Boulevard and Arguello Street.

Commissioner Matoff expressed concern about vehicular interference with the bus line.

Mr. Passmore said that the staff recommendation was for approval with conditions.

Commissioner Starbuck said that acute vehicular and pedestrian conflicts would result from the proposed access on both Geary Boulevard and Arguello Street. These conflicts were inevitable, he said.

It was moved by Commissioner Bierman, seconded by Commissioner Nakashima and carried by a vote of 5-2 that the draft resolution setting forth staff recommendations for approval with conditions be adopted as City Planning Commission Resolution No. 8035. Commissioners Bierman, Mignola, Dearman, Nakashima, Rosenblatt Voted "Aye"; Commissioners Starbuck, Matoff Voted "No".

CONSIDERATION OF ENDORSEMENT OF THE POTRERO HILL
NEIGHBORHOOD IMPROVEMENT PLAN.

Mr. Jon Pon, Staff Assistant IV, said that it was the staff's recommendation that the Commission endorse the Plan.

Mr. Joe Samuels, President of the Potrero Hill Community Development Corporation said that his organization endorsed the Plan.

Mr. William Popham, chairperson of the Economic Development Committee of Potrero Hill said that his committee endorsed the Plan. He said that it represented the concerted effort of a great many people.

Ramon Contrares, a resident of Potrero Hill, said that he favored endorsement. He complimented Mr. Jon Pon for his outstanding effort.

Mr. Robert Bradford, representing the Potrero Hill Boosters and Merchants Association, said that he endorsed the Plan. Upgrading the 600 units of public housing, on the eastern side of the hill was their number one priority, he said.

Ann Zich, technical consultant to the Potrero Hill Community Development Corporation, spoke in favor of the study.

With respect to provisions of the plan related to development of the Wisconsin Street Site, President Rosenblatt expressed concern about a provision that no existing privately owned building on or adjacent to the site should be demolished by public action as part of the development. Also, he expressed concern about a provision that priority for jobs resulting from housing and related development should be given to the Hill's residents.

President Rosenblatt said that the jobs priority provision would have the effect of splintering and dividing the City.

Martha Dison said that she approved of the jobs priority provision.

Commissioner Bierman said that, in the matter of the Mt. Sutro Plan, a small opposition group had used a similar provision as a rallying cry of opposition against the Plan.

Commissioner Dearman moved, Commissioner Nakashima seconded and it carried unanimously that the draft resolution containing the staff's recommendation for endorsement of the Plan, be adopted as City Planning Commission Resolution No. 8036.

ZM78.3 - COMMERCIALY ZONED PROPERTY ON BOTH SIDES OF
EE78.62 SACRAMENTO STREET BETWEEN MAPLE AND LYON STREETS;
PART OF BLOCKS 1007, 1008, 1009, 1010, 1011, 1012,
1018, 1019, 1020, 1021 AND 1022.
REQUEST TO RECLASSIFY THE SUBJECT PROPERTY FROM A
C-2 DISTRICT TO AN R-3-C DISTRICT.

President Rosenblatt asked if there was any action from the City Planning Commission.

Commissioner Bierman asked if the RC-1 would be explained to the Board of Supervisors.

Mr. Passmore replied in the affirmative.

Commissioner Bierman moved, Commissioner Starbuck seconded and it was carried by a vote of 6-1 that the draft resolution recommending the approval of the reclassification be adopted as City Planning Commission Resolution No. 8037. Commissioners Bierman, Dearman, Matoff, Mignola, Rosenblatt, Starbuck voted "Aye"; Commissioner Nakashima voted "No".

The meeting adjourned at 6:10 p.m.

Respectfully submitted,

Lee Woods
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held on Thursday, August 24, 1978.

The City Planning Commission met pursuant to notice on Thursday, August 24, 1978, at 1:00 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Matoff, Thomas Miller, and Charles Starbuck, members of the City Planning Commission.

ABSENT: Yoshio Nakashima, member of the City Planning Commission

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert W. Passmore, Planner V (Zoning); Charles Gill, City Planning Coordinator; Mary Anne Miller, Planner II; Edward Green, Planner I; Xandra Malandra, Planner II; Mary Gainer, City Planning Intern; and Lee Woods, Secretary.

The press was represented by Gerald Adams of the San Francisco Examiner and Dan Borsuk of the San Francisco Progress.

CURRENT MATTERS

PRESENTATION OF HISTORIC PRESERVATION LOAN PROGRAM.

This was a simple informational presentation. The Commission took no action. Mr. Rick Massimo represented the Foundation for San Francisco's Architectural Heritage.

STAFF REPORT ON POSSIBLE IMPLEMENTATION OF AUTO RESTRICTIVE ZONE IN DOWNTOWN SAN FRANCISCO.

This was a simple informational presentation. The Commission took no action. Edward Green, Planner I, represented the staff.

With respect to permits in C-1 and C-2 districts, Commissioner Bierman asked that the staff examine the Caravan Lodge proposal at 601 Eddy Street. President Rosenblatt said that, in a letter to the Commission, the Union Street Merchants Association, had expressed concern about a retail development proposal at 2145 Union Street.

Commissioner Starbuck asked the staff to report to the Commission on its recent use of Discretionary Review.

Rai Y. Okamoto, Director of Planning, noted that Kit Hermann, Planner II, had resigned. Also, he introduced Mary Gainer, the Department's only summer intern.

Commissioner Starbuck said that the "tires" which constitute the floating breakwater of the Pier 39 project, contained foam. He asked that the EIR staff check with BCDC since the EIR made no reference to foam.

Commissioner Starbuck requested a list of consultant contracts awarded by the Department and those co-sponsored by the Department since 1976. The list, he said, should include the amount and subject of the contract.

Responding to an inquiry from Commissioner Starbuck, R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), said that he would get a City Attorney's opinion on the possible lifetime of a variance.

CONSIDERATION OF A RESOLUTION URGING THE SAN FRANCISCO REDEVELOPMENT AGENCY TO ACCELERATE THE DEVELOPMENT PROCESS FOR ELDERLY HOUSING AT THE SACRAMENTO AND STOCKTON STREETS SITE.

Robert Reese represented the San Francisco Redevelopment Agency. Commissioner Starbuck said that the basic issue was housing. Commissioner Starbuck urged approval of the resolution, the intent of which, he said, was to urge those agencies, with jurisdiction in the matter, to act quickly in granting the project the necessary approvals. Commissioner Starbuck's motion was seconded by Commissioner Miller and it was passed unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8045.

INFORMATIONAL PRESENTATION OF THE MASTER PLAN FOR THE SAN FRANCISCO EXECUTIVE PARK, A DEVELOPMENT OF THE YERBY CORPORATION, IN COMPLIANCE WITH CITY PLANNING COMMISSION RESOLUTION NO. 7547.

President Rosenblatt welcomed George Yerby, developer of the proposed San Francisco Executive Park. Charles Gill, City Planning Coordinator, recalled that the Commission, in approving the Executive Park proposal, had required the development of a Master Plan, in the context of which individual aspects of the project would be reviewed. He said that this was a presentation of that Master Plan. There is no action before the Commission at this time, he said.

CONSIDERATION OF INITIATION OF A MODIFICATION TO A PORTION OF THE 80-X HEIGHT AND BULK DISTRICT IN THE CIVIC CENTER AREA.

Charles Gill, City Planning Coordinator, represented the staff of the Department. He summarized the following memorandum dated, August 21, 1978, from R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator) to the City Planning Commission:

"The Department's policies for development in the Civic Center area are based on the general goal of having any new buildings complement the major existing public buildings. The established 80-X Height and Bulk District for this area relates to this goal by providing for new buildings to be equal to or lower in height than the major cornice elements of City Hall, Civic Auditorium, the State Building, the Library and the old Federal Building which are all at a height of approximately 80 feet above Civic Center Plaza. This District also assures that the City Hall dome will always be the highest and most prominent element in the Civic Center.

"There are currently three possible development sites adjacent to United Nations Plaza at the east end of the Civic Center. One site is adjacent to the Orpheum Theater and has been proposed for development of an office/commercial building by Mr. Haig G. Mardikian. The other two sites are adjacent to the Cokesbury Bookstore building, with one of those sites being owned by BARTD and soon to be offered for sale.

"The Department has prepared Development Guidelines for these sites which call for development to complement the major Civic Center buildings. Since the old Federal Building (50 United Nations Plaza) is also adjacent to the Plaza, it is the main existing building to be considered in the design of new buildings. Due to the topography of the Civic Center area, the height of the cornice element of this building is approximately 95 feet above United Nations Plaza.

"In order for any new buildings on the subject sites to follow the Department's guidelines as to relating to the height of the old Federal Building, it would be necessary for such development to exceed a height of 80 feet. At this time, the Department recommends that the Commission initiate a modification of the 80-X Height and Bulk District east of Hyde Street to provide a 95-X District instead. Subsequent to this initiation, the relevant environmental evaluation and preparation for a public hearing would be carried out by the Department."

Commissioner Bierman asked if shadows would be increased as a result of development under what was being proposed. R. Spencer Steele, Zoning Administrator, said that possibly one (1) additional foot of shadow would be added at mid-day.

Commissioner Starbuck asked if the Landmarks Board had had a chance to comment. Mr. Steele said that the President of the Board had some reservations. There would be a full hearing process and her concerns could be discussed at that time, he said.

President Rosenblatt said that he had reservations based on the staff time which might be required.

Commissioner Bierman wondered if it was not a mistake to look at only the option of increased height. We ought to really get in and see what we want and need there, she said.

John Toland, representing Mr. Haig Mardikian, said that they had not asked for the proposal. It would seem appropriate that the Commission initiate action to look at all the issues, he said.

Mr. Walter Caplan, property owner at 100 United Nations Plaza, said that he opposed any increased heights. There could be adverse impact in terms of increased shadows, he said.

Commissioner Bierman moved approval of the draft resolution, if the Department would look at both sides of the height issue.

Commissioner Dearman said that she would second the motion.

Mr. Steele suggested that the last line of the "Therefore Be It Resolved" clause of the draft resolution be amended to read "an 80-X to a height, to be determined, ranging from 25 feet to 100 feet."

The draft resolution as amended passed unanimously as City Planning Commission Resolution No. 8046.

DR78.66 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7804316 FOR 1500 POLK STREET AT THE CORNER OF CALIFORNIA.
PROPOSED ADDITION TO EXISTING SAVINGS AND LCAN ASSOCIATION AND REMOVAL OF PARKING LOT.

R. Spencer Steele, Zoning Administrator, said that the proposed expansion was a violation of the guidelines related to specific types of uses in C-1 and C-2 districts. For this reason, he said, the recommendation is for Discretionary Review.

The staff recommendation for Discretionary Review was moved by Commissioner Dearman, seconded by Commissioner Miller and passed unanimously by a vote of 6-0.

DR78.66 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7804316 FOR 1500 POLK STREET AT THE CORNER OF CALIFORNIA STREET.
PROPOSED ADDITION TO EXISTING SAVINGS AND LOAN ASSOCIATION AND REMOVAL OF PARKING LOT.

A case report was available. It was summarized by Mary Anne Miller, Planner II.

Patrick Hallinan represented the applicant, American Savings and Loan. Urging approval, Mr. Hallinan said that there would be no displacement of residential use and no modification of neighborhood character. The lot presently being used for parking, he said, is small and problematic in terms of access. This institution serves a pedestrian clientele. We need to expand to properly serve our present customers, he said.

With respect to possible use of the mezzanine area, Mr. Hallinan responded to Commissioner Dearman's question by saying that people just don't want to walk upstairs for banking services.

Responding to Commissioner Starbuck, Mr. Hallinan said that only three (3) parking spaces would be lost because of the curb cut.

Rai Y. Okamoto, Director of Planning, asked the Commission to allow the staff to work with the architect with respect to design. Access to the parking lot is problematic, he said.

Commissioner Miller said that he would be prepared to vote for approval subject to some positive accord, between the staff and project architect, related to design features. Commissioner Miller moved the Commission's intent to approve.

The Director said that there were two issues which differentiated this proposal from others. There is the possibility of the inclusion of retail use along the ground floor and there is the removal of possible traffic conflicts in terms of access to the parking lot, he said.

Mr. Hallinan said that, in terms of the guidelines, the neighborhood is not being critically impacted. We are not bringing in new customers and we want only what the Code allows, he said.

Commissioner Bierman seconded the intent to approve subject to review of final plans.

Commissioner Starbuck said that he could not vote for approval because the parking lot was useful, Savings and Loans are expanding generally, not seeking additional locations, other Savings and Loans in the area will come with expansion plans and the parking lot could be developed commercially consistent with California Street.

AUGUST 24, 1978

The matter failed by a vote of 3-3 and was adopted as Commission Resolution No. 8047. (Voting yes: Commissioners Bierman, Miller, Rosenblatt; voting no: Commissioners Dearman, Matoff, Starbuck.) (In accordance with City Planning Commission rules and regulations, a tie vote on any matter before the Commission shall be deemed to be a disapproval.)

STAFF REPORT ON THE 4TH STREET RAMP TO I-280 AND RELATED WATERFRONT TRANSPORTATION ISSUES.

President Rosenblatt suggested that this matter be continued indefinitely.

Commissioner Starbuck moved that the matter be continued to August 31, 1978. For that meeting, he said, a resolution related to the proposed ramp to I-280, should be calendared under Commissioners' Questions and Matters. Commissioner Miller seconded the motion and it passed unanimously.

STAFF PRESENTATION ON SOLAR ENERGY ISSUES IN SAN FRANCISCO - MASTER PLAN AND CITY PLANNING CODE IMPLICATIONS.

Commissioner Starbuck asked and the Commission agreed to have the staff bring to the Commission alternative proposals for amending the City Planning Code to encourage solar systems and to alleviate difficulties now existing for those who wish to install passive solar systems. One alternative was to stress Exemptions for solar collector's from floor area ratio limits and for solar greenhouses from rear yard and setback requirements. The other alternative was to stress A Simple Variance Procedure for any solar system which, because of yard or setback requirements, would have to be considered as a variance.

DR78.62 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7807390 FOR 2275 MARKET STREET. PROPOSED DISCO/BAR AND TWO RETAIL SHOPS.

R. Spencer Steele, Zoning Administrator, said that the applicant's previous plans had been modified and therefore the matter was back before the Commission.

Mr. Steele said that a number of neighborhood associations and residents of the area were requesting a continuance.

President Rosenblatt asked if Mr. Steele recommended Discretionary Review. Mr. Steele replied in the affirmative.

Commissioner Bierman moved that the Commission take Discretionary Review. It was seconded by Commissioner Dearman and passed unanimously.

DR78.62 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 7807390 FOR 2275 MARKET STREET.
PROPOSED DISCO/BAR AND TWO RETAIL SHOPS.

Commissioner Bierman said that she had had calls from people who had not known of the hearing and had not had time to prepare. She moved that the matter be continued. Commissioner Dearman seconded the motion.

Rick Stokes, an attorney, represented the applicants. Mr. Stokes said that the applicants had met with neighbors and had made attempts to meet neighborhood concerns.

Commissioner Bierman said that her concern was the impact of 350 people coming to a dance hall in that neighborhood.

President Rosenblatt said that the Commission had always been concerned that new development be as compatible as possible with the existing development.

Steve Roake, of the Upper Market Street Improvement Association, said that the applicants had not met with the neighborhood in good faith.

Robert Charrot, the applicant, said that he and his partner, Dan Turner, had done everything which they had been asked to do.

Patricia Smith, a resident of the area said that she had not had sufficient notice and that she was not prepared to respond.

Responding to President Rosenblatt, Mary Anne Miller, Planner II, said that the change in proposed hours of operation and the introduction of commercial uses were the major differences between the old and new proposals.

Commissioner Bierman said that at the last hearing, she had meant total commercial use as opposed to a combination of commercial use and a dance hall.

President Rosenblatt asked if indeed the new proposal had been discussed with the neighborhood.

Dick Jolson, a resident at 68 Benver Street, said that because of insufficient notice, many people who ought to be present were not there.

Cade Morrow of the Duboce Triangle Neighborhood Association, said that the proposal could seriously impact the neighborhood and urged continuance.

Patrick O'Mally, a resident at 221 Noe Street, urged continuance.

Bob Hollers asked if the Duboce Triangle Neighborhood Association represented the entire area.

Wayne Forley of the Tavern Guild, said that he was shocked if Commissioner Bierman was saying that she had not had the time to do her homework.

President Rosenblatt indicated that it had been moved to continue the matter. The motion failed by a vote of 2-4. (Voting yes: Commissioners Dearman and Miller; voting no: Commissioners Bierman, Matoff, Rosenblatt and Starbuck.)

A case report was available. It was summarized by Mary Anne Miller, Planner II. She concluded her report by saying that in theory the building code would allow an occupancy of 764 persons.

Rick Stokes, representing the applicants, said that there would be no use after 2:00 a.m.; that the 16th Street doors would be closed; that an acoustic engineer would be retained for noise abatement; that litter would be regulated by security guards; that no one would be allowed to enter with a bottle or flask; and that the Flying Dutchman Valet Parking Service would be retained for an off-street parking service.

Responding to Commissioner Bierman, Mr. Stokes said that there was at this time, no firm agreement with Safeway, for the evening use of its lot.

Dan Turner, the applicant, said that he possessed 1100 signatures of people who favored the project.

Responding to Commissioners Bierman and Matoff, Mr. Charrot said that he believed that a majority of his customers would reside in the immediate or surrounding area.

Responding to President Rosenblatt, Mary Anne Miller said that with respect to the Building Code, the proposed disco portion of the facility would accommodate 764 persons.

Noting that the applicants proposed a facility to accommodate a maximum of 300 persons, President Rosenblatt asked the applicants how they intended to limit occupancy. Mr. Turner said that it would be controlled.

Responding to President Rosenblatt, Jim Verling of Flying Dutchman Valet Service said that his service would cost approximately \$2.00 per person, but that, at this point, he had no firm commitment for parking areas.

The following persons spoke and urged approval of the proposal:

1. Henry Le Lou, Castro Street resident.
2. John Hedges, San Francisco "DJ" Association.
3. Bob Lawson
4. Mike Grenier
5. John Schmidt
6. Bob Humphreys
7. Joy Platt
8. Ralph Deminig
9. Walter Caplan

Those who spoke in favor stressed the applicant's experience and history of success with OIL CAN HARRY'S. Further, they asserted that the neighborhood needed the type of facility proposed.

Those who spoke in opposition stressed that the area was already saturated with bars; that a moratorium was needed; that it would be impossible to limit occupancy to 300 persons; and that the facility was much too large; that the valet service would not work; that it would not be neighborhood serving and that it would destroy the residential-commercial balance in the area.

The following persons spoke in opposition to the proposal:

1. Grey Schwartzshield of the Eureka Valley Neighborhood Association.
2. Steve Roake, of the Upper Market Street Improvement Association.
3. Patricia Smith, of the Prosper Street Residents.
4. Jude Laspa, of the Mayor's Committee on Upper Market Street.
5. Peter Gaffney, an area resident.
6. Karen Opana, of the Duboce Triangle Neighborhood Association.
7. Joe Bell, resident at 169 Noe Street.
8. Michael Siskovitch, a resident at 16th and Sanchez Streets.
9. Pat O'Mally, resident at 15th and Noe Streets.
10. Cade Morrow, resident at 17th and Beaver Streets.

At the conclusion of the public testimony, the Director of Planning, Rai Y. Okamoto, said that the staff was not prepared to recommend for approval. The crucial issue, he said is size. All of the other issues are a function of size, he said.

Mr. Stokes urged the Commission to vote and not to continue the matter. Mr. Stokes said that, after consulting with his clients, he was urging the Commission to act immediately.

The Director said that if he was asked for a recommendation based on testimony at the hearing, he could not recommend affirmatively.

President Rosenblatt asked if there was any action from the Commission.

Commissioner Starbuck moved disapproval. He said that it was the age old conflict between residential and commercial uses. It would be a big operation and there is major potential for adverse impact, he said.

Commissioner Dearman said that there were already so many bars in the area. She seconded the motion.

President Rosenblatt said that he intended to vote "no". He said that the issue was not gays vs straights; it was residential vs commercial use, he said.

The motion passed unanimously and was adopted as City Planning Commission Resolution No. 8048.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lee Woods
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, September 7, 1978.

The City Planning Commission met pursuant to notice on Thursday, September 7, 1978, at 1:30 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Matoff, Thomas Miller, Yoshio Nakashima, and Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Planner V (Zoning); Alec Bash, City Planning Coordinator; James Miller, Planner II; Eva Levine, CETA Staff Aide; and Mohini Mirchandani, Acting Secretary.

The press was represented by Gerald Adams of the San Francisco Examiner and Dan Borsuk of the San Francisco Progress.

CURRENT MATTERS

Rai Y. Okamoto, Director of Planning, informed the Commission that the Board of Permit Appeals had the week before, overruled the Department of City Planning in the matter of Discretionary Review in connection with 1059 Union Street.

The Director further said that the Board of Permit Appeals, by a tie vote of 2-2, sustained the Zoning Administrator's determination on the Ralph K. Davies Medical Center.

The Director also informed the Commission that the Board of Supervisors had sustained the City Planning Commission's action on the matter of Walden House by voting 6-4 against the appeal.

The Director further mentioned that the Planning, Housing and Development Committee of the Board of Supervisors would hold meetings on the 12th, 13th and 14th of September, in the Board Chambers at 7:00 p.m., to consider the Residential Zoning Study recommendations as approved by the Commission in June 1978.

The Director also advised the Commission about the Implementation Committee Meeting to be held on Thursday, September 14th, at 10:00 a.m.

The Director asked the Commissioners if they would like to go on a field trip on Thursday, September 14th, in order to look at the

Non-Conforming Use Gas Stations on 19th Avenue, which were on the Commission's calendar that day. The Commissioners indicated that they would visit the sites on their own, on receiving a list of the sites to be visited.

The Director informed the Commission about the Northeastern Waterfront Advisory Committee Meeting next Monday, at 2:00 p.m. at the Chamber of Commerce office at 465 California Street, to review the Waterfront Work Project Area Study.

The Director said that the Department expected to be visited by the Grand Jury Committee, sometime on September 12th.

Referring to the Commissioners' query sometime ago about the proposed legislation pertaining to tables and chairs on public sidewalks, the Director said that he had then informed the Commission that the legislation as read originally provided Master Plan review referral process by the Commission. However, he said, that the City Attorney had since that time commented that according to Charter, Section 3.651, appeals of Permits should go to the Board of Permit Appeals and as such it was his opinion that the section in the proposed legislation allowing appeals to go to the Board of Supervisors, was not appropriate. The Director said that the Department would want to disagree about the appeals of Master Plan referrals going to the Board of Appeals. He said that the matter was calendared to be heard by the Streets and Transportation Committee at their October meeting.

Commissioner Starbuck requested that the Director assign a staff member to check with the Mayor's Office to determine the date on which the supplementary appropriation for Open Space would be submitted to the Finance Committee, and also to make sure that the members of that committee get a copy of the resolution passed by the Commission last month. He said that a copy of the resolution be made available to the members of the Board of Supervisors also.

Commissioner Starbuck thanked George Williams, Assistant Director-Plans and Programs, for providing a list of consultant studies undertaken in the Plans and Programs Division of the Department and suggested that the list be expanded to include all those consulting contracts which were undertaken not only by the City Planning Department but also by Community Development or EDA.

The Director informed the Commission that he had had a meeting with representatives of the Heritage Foundation and that they had a study under way which would result in proposals with possible modifications of the Landmarks Preservation Section of the City Planning Code. He said that it was his understanding that the study would not propose any substantive changes but would be more concerned about being specific as to the criteria. He said that the Department would monitor the study actively.

The Director mentioned a technical problem relating to the condominium conversion cases which were turned down by the Commission and heard by the Board of Supervisors. He said that generally the Board did not have the Department's recommended conditions on hand and suggested that these be made available to the Board as part of the Department's Case Report.

The Director stated that he had had a meeting that morning with the Transportation Policy Group (TPG) at which everyone agreed in principle on the 4th Street On-Ramp to I-280. He said he expected the Public Utilities and City Planning Commission to adopt a resolution to indicate their dissatisfaction with the proposal.

He hoped, he said, that the Commission would agree to incorporate in that resolution a request of the staff through TPG to develop a further resolution to take to the Board, which would also express their dissatisfaction.

President Rosenblatt asked the Secretary to calendar the Resolution as a separate item in the next week's agenda.

CU78.37 - 4235 MORAGA STREET, SOUTH SIDE, 60.92 FEET EAST OF THE GREAT HIGHWAY; LOT 45 IN ASSESSOR'S BLOCK 2001.
PROPOSAL TO INCREASE THE NUMBER OF PATIENTS IN A RESIDENTIAL CARE FACILITY FROM 6 TO 8, IN AN EXISTING R-3 (LOW-MEDIUM DENSITY MULTIPLE RESIDENTIAL) AND PROPOSED RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Jim Miller, Planner II, presenting the staff report on the case, described the zoning of the surrounding areas and said that the Section 203.2(g) of the Planning Code required Conditional Use Authorization for a rest house, or home for the aged where accommodation was provided for more than six patients, and that the project appeared to be in conformity with the Master Plan. He further said that the California Department of Health, Community Care Licensing Division had no objection to the proposed expansion. Mr. Passmore said that the Department recommended authorization of Conditional Use subject to further conditions.

President Rosenblatt asked if anyone wanted to speak in favor or against the project. No one responded.

Commissioner Miller moved that the project be approved, Commissioner Dearman seconded and it was unanimously carried that the draft resolution be adopted as City Planning Commission Resolution No. 8054 with the following "Resolved" clause:

"THEREFORE BE IT RESOLVED, That the City Planning Commission finds that the criteria set forth in Section 303(c) of the City Planning Code are met and said Conditional Use is hereby AUTHORIZED in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

- "1. The subject facility shall comply with the regulations of the San Francisco Fire Code.
- "2. The subject facility shall obtain a license for eight patients from the Community Care Licensing Division of the California Department of Health prior to any expansion.
- "3. The number of patients in the subject facility shall be limited to a maximum of eight.
- "4. The applicant shall install and maintain a street tree in front of the subject property, subject to the approval of the Department of Public Works Tree Planting Division.
- "5. The building exterior shall not be altered from its present residential character, no signs shall be placed on the subject property, and the building shall be kept in a neat and attractive manner."

CU78.44 - 906 HOWARD STREET, NORTH CORNER OF MASON STREET;
LOT 7 IN ASSESSOR'S BLOCK 3725.
PROPOSAL FOR AN 8-UNIT MULTIPLE DWELLING IN A
C-3-S (DOWNTOWN SUPPORT) DISTRICT.

Jim Miller, Planner II, summarized the staff report on the project and said that the area was characterized by heavy commercial uses, most of it being developed as the printing plant (and its ancilliary uses) of the San Francisco Newspaper Agency. He said that it was possible that noise emanating from the printing operations could pose a problem for a nearby residential use. He said that there were several residential hotels in the area and some flats and apartments on the neighboring alleys; that the Yerba Buena Redevelopment Area was a block to the east; and that the Redevelopment Area included several housing sites, primarily for the elderly.

Mr. Miller said that the Planning Code provisions required Conditional Use Authorization for multiple dwelling units in a C-3-S district and also required a provision for a rear yard, open space and off-street parking. Since, he said there did not exist any
~~street parking~~

Off-Street Parking or rear yard in this case, a variance application was filed with the Department and heard by the Zoning Administrator on August 16, 1978. The decision on that application, he said, was still pending.

Mr. Miller further said that the Residence Element of the Master Plan encourages multi-residential development in conjunction with commercial uses in the downtown commercial area.

Replying to a question from Commissioner Bierman, Robert W. Passmore Planner V (Zoning), said that the project was under a categorical exemption from the Environmental Review, for minor alterations.

Mr. Martin A. McVeigh, the applicant, said that the hotel was very difficult to run and conversion of the hotel into an 8-unit apartment building was the best possible plan. He said that the plan would improve the appearance of the neighborhood and would cater to the working people. He said that it was financially not feasible to convert its use to a commercial use.

Mr. Daniel McVeigh, son of the applicant, said that the hotel was closed since 1976 and submitted the following statement:

"This is a statement in support of the granting of a conditional use permit for the property located on the Northeast corner of 5th Street and Howard. The property is presently the site of the M & M Tavern and the Hotel George.

"The five story structure known as the Hotel George was built circa 1912 and initially served as a rooming house. It was later used as a hotel for working people and pensioners. Approximately twenty years ago, the present owner of the property, Martin A. McVeigh, purchased the Hotel George and converted the bottom floor into what is now the M & M Tavern.

"Mr. McVeigh has owned and has personally run the M & M since 1946. The initial location of the bar; established by Mr. McVeigh's Father, was a half block up from its present location at 150 5th Street, just across from where the old Flower Mart used to stand. In or around 1958, Mr. McVeigh was unable to get his lease renewed due to the projected development plans of the Newspaper. As luck would have it, the Hotel George property became available at that time and Mr. McVeigh was able to purchase it and convert the bottom floor into the M & M Tavern.

"The family-owned tavern has served meals and drinks to the employees of the surrounding businesses for some thirty

years. For the last twenty of those thirty years the tavern has supported the Hotel George while the hotel became increasingly unsuited for the use for which it was originally built. In 1976 the hotel was closed and plans were drawn up to convert the property to a more beneficial use. The plans finally decided upon will convert the 48 room hotel into an 8 unit apartment building. It is for this purpose that we now seek a conditional use permit.

"The property is located in a C-3-S zoning region. The area herein involved, generally the South of Market region, contains an admixture of light to moderate commercial use and multi-family residences. Most of the residential housing is older and located on the alleys between the major streets. The recent addition of apartment complexes for the elderly and disadvantaged have increased the residential composition of the area.

"The use envisioned for the Hotel George will be a less intensive one than its prior permitted use. The completion of the projected plans will create no new demand upon public services except in theory reduce the potential demand. The facelift planned for the building can only positively effect the property values and appearance of the neighborhood. Continuation of the present use or non-use of the building will only run contrary to the effort in the South of Market area away from cheap, Skid Row type accommodations that exist only a half block away.

"The location of the property is ideal for this proposed residential use. As the suburban flight slows a bit and one can discern a movement of people back to the City, it is unfortunate that housing suited to the needs of the people moving back into the City is unavailable. For the working person or couple, the centralized location of the property is an attractive feature. Public transportation is but a stone's throw away and the weather is consistently better than most parts of the City. In addition, the advent of the Yerba Buena development has highlighted the increasing need for moderate and low-priced housing. The contemplated use of this property is a small step in that direction; a step, though, that is consistent with the existing pattern of use in the area.

"The conversion of the property to a strictly commercial use has been considered and been found to be financially unfeasible. Over \$150,000 would be required to initially upgrade the building to meet the earthquake standards for commercial buildings. Other additional costs would also be incurred before a penny could be spent on the actual reconstruction of the building. Given the present and the predictable future rental value of commercial property in this area, this is a financially bankrupt prospect.

"Consequently, for all of the above-mentioned reasons, the conditional use permit should be granted. Mr. McVeigh has demonstrated his concern and has contributed his efforts to the enrichment of the South of Market area for over thirty years. He seeks now to use his property in a manner that is in accord with the interests of the immediate neighbors, is less intensive than its present use and which satisfies a salient need of the public generally for moderately priced housing. I would request that a conditional use permit be granted."

Mary Schafer, a resident at 934 Howard Street, spoke in favor of the conversion and said that if one piece of property increased in value, it benefited the surrounding property also.

Mr. Alan C. Freeland, representing the San Francisco Newspaper Agency, requested that a 30-day continuance be granted to allow them to contribute business and professional expertise to the owner of the property, in order to demonstrate to Mr. McVeigh the feasibility of a purely commercial use of his property. He said that the Chronicle and the Examiner proposed to expand their non-editing functions and that proposed development was not finally determined. He said that they would need additional space to make room for expansion and that the proposed residential use of the property would be inharmonious and incompatible with the intensive commercial use of the surrounding area. The agency's formal request as follows, was submitted to the Commissioner

"The essential question posed by these applications is whether the proposed residential use is harmonious and compatible with the specific, existing commercial uses now in the immediate vicinity of the subject parcel.

"The entire block between Mission and Howard and Fifth and Mary Streets, except the subject parcel at the corner of Fifth and Howard, is owned by Chronicle and Hearst. Approximately two-thirds of that block is now developed and fully operating as newsprint storage and newspaper production facilities for the Chronicle, the Examiner, and the Sunday Examiner & Chronicle. The remainder of that property, bordered by Natoma and Howard Streets, is used mainly as a truck staging area and storage facility. However, that entire property is now being developed to expand the existing newspaper plant storage and production facilities. The plant expansion consists of an extension of the existing C-3-S uses, including operation of printing presses, inserting equipment, newspaper bundling machinery, truck and distribution facilities, and newsprint storage. Although the precise configuration of the plant expansion has not yet been determined, essentially these existing specific uses will abut and isolate the subject parcel. The present noise environment in this area is dominated by traffic not only during normal business hours but also throughout the night as newspapers are distributed to the entire Bay Area, swing and graveyard shift employees come and go, and newsprint and other supplies are delivered to the newspaper plant. While these existing uses, carried on around the clock, are not inconsistent with an office or other commercial use of the object property, the nature and timing of these surrounding uses render a residential use of that property impractical.

"The San Francisco Newspaper Agency seeks this extension to enable the Agency, its real property advisors and the architectural firm of Uill-Thornton & Levikow, at the Agency's sole cost and expense, to demonstrate to Mr. McVeigh the feasibility and financial advantage of a purely commercial use of his property. In this connection, we note that the owner's present plan already calls for a combination of uses over his bar--residential and commercial 'studio' space is contemplated for each of the 8 units he proposes. Deletion of the residential element in that proposal, in light of the specific commercial uses taking place on the surrounding property, will advantage all interests and, accordingly, the San Francisco Newspaper Agency respectfully requests this brief extension."

Mr. Martin A. McVeigh said that the Chronicle publishing company and the Hearst Corporation were aware of their plan 2/3 years back and referred to his letter of September 1976. He said that they were not interested at that time in the property being use commercially.

Mr. Freeland said that according to their real estate advisor, a 30-day time period would enable them to convince the owner of the advisability of having commercial use and in that case there would be no need for Conditional Use Authorization.

President Rosenblatt inquired if the agency proposed to supply the owner with the economic analysis and market data. Mr. Martin McVeigh said that they had already looked into that and that it was not practical to use the property for commercial use.

Mr. Daniel McVeigh said that over \$150,000 would be required to update the building to meet the earthquake standards for commercial buildings.

Commissioner Bierman said that Mr. McVeigh had a point that if the continuance was granted, their project would be delayed unnecessarily.

Mr. Levikow asked if a 30-day continuance was such a hardship. Mr. McVeigh asked why this suggestion was made now and why it couldn't have been made before.

The Director said that zoning allows mixed use and that on the practical side this discussion could still take place.

Commissioner Miller asked if the decision on the variance which was yet to be given, could cancel the Commission's decision. The Director replied in the affirmative.

Commissioner Miller moved for the 30-day continuance. No one seconded.

Commissioner Starbuck moved for approval of the conditional use authorization. Commissioner Bierman seconded and it was carried by a vote of 5-2, that the draft resolution be adopted as City Planning Commission Resolution No. 8055. (Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck; voting no: Commissioners Miller and Rosenblatt.)

The resolution contained the following "Resolved" clause:

"THEREFORE BE IT RESOLVED, That the City Planning Commission finds that the criteria set forth in Section 303(c) of the City Planning Code are met and said Conditional Use is hereby AUTHORIZED in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

- "1. The owner shall provide written notification to all prospective tenants of the building of the possibility of noise emanating from the neighboring printing plant and its ancillary uses, and of the applicable City regulations controlling said noise emanation.
- "2. The applicant shall install and maintain three street trees, two along the Howard Street frontage and one along the Fifth Street frontage, subject to the approval of the Department of Public Works Tree Planting Division.
- "3. This authorization is contingent upon the granting of Variance Application VZ78.72 by the Zoning Administrator, or upon the applicant's otherwise meeting applicable provisions of the City Planning Code."

CU78.45 - 899 PINE STREET, SOUTHEAST CORNER OF MASON STREET; LOT 13 IN ASSESSOR'S BLOCK 273.
PROPOSAL FOR A RESTAURANT AND COCKTAIL LOUNGE ACCESSORY TO A HOTEL IN THE NOB HILL SPECIAL USE DISTRICT IN AN EXISTING R-5 (HIGHEST DENSITY MULTIPLE RESIDENTIAL) AND PROPOSED RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

Robert W. Passmore, Planner V (Zoning), informed the Commission that the staff, in concurrence with the applicant, recommended that this item be continued to October 5, 1978.

It was moved by Commissioner Bierman and seconded by Commissioner Miller and carried unanimously that the matter be continued to October 5, 1978.

ZM78.9 - 1373-79 - 47TH AVENUE, WEST SIDE, 100 FEET NORTH OF JUDAH STREET; LOTS 10A AND 11 IN ASSESSOR'S BLOCK 1802.
PROPOSAL TO CHANGE ZONING USE DISTRICT FROM AN R-2 (TWO-FAMILY RESIDENTIAL) DISTRICT TO AN R-3 (LOW MEDIUM DENSITY MULTIPLE RESIDENTIAL) DISTRICT.

Jim Miller, Planner II, referred to the case report prepared by the staff in this connection and described the surrounding land use and zoning. He said that the Planning Code provisions permit R-2 and

RH-2 to have one dwelling unit per 1500 square feet of lot area, whereas R-3 and RM-1 permit one dwelling unit per 800 square feet of lot area. This would allow 11 dwelling units on the subject property. He further said that a negative declaration for the project was issued on August 8, 1978.

A representative of Dante Giosso & Sons Construction Co., owner of the property, spoke in favor of the project.

A resident of property on 48th Avenue, also spoke in favor of the reclassification, stating that it would be good for the neighborhood and that the tenants around the area were in favor of building on this property.

Mrs. Evelyn Wilson, President of SPEAK, spoke in opposition and said that the property should not be zoned higher than it was and that it should be retained as a residential area.

Dale M. Butler, of 1590 - 46th Avenue, questioned how one could justify tearing down housing and building large apartments which would destroy neighborhood character.

Mr. Passmore said that the Planning Commission had recently adopted Residential Zoning Study recommendations and that the proposed rezoning would not be in keeping with those recommendations. He said that the staff recommendation was for disapproval of the application

Commissioner Miller moved that the application be disapproved, Commissioner Matoff seconded and it was carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8056.

S78.4 - SOUTH SIDE OF LOMBARD STREET FROM A POINT 109.75 FEET EAST OF FRANKLIN STREET TO VAN NESS AVENUE; LOTS 29 AND 30 IN ASSESSOR'S BLOCK 503.
ABOLITION OF A 28-FOOT SET-BACK LINE.

R78.10 - ACQUISITION OF PROPERTY AT SOUTHWEST CORNER OF LOMBARD STREET AND VAN NESS AVENUE; PORTION OF LOTS 29 AND 30 IN ASSESSOR'S BLOCK 503, FOR LOMBARD STREET RECHANNELIZATION.

Alec Bash, City Planning Coordinator, gave a brief background history of the set-back, which he said was established in 1940, because of contemplated channelization. He said that the Department of Public Works was now planning the rechannelization of the intersection of Van Ness Avenue and Lombard Street, which would require acquisition from Quality Inn and from the State of California of a strip of property approximately four feet wide along the Lombard Street frontage of the property.

He further said the completion of this rechannelization would eliminate any further need for the required set-back. The abolition of the set-back, he said, would allow erection on a sign in the set-back area, for which Quality Inn had expressed a wish. He said that although Lombard Street was within a special district for sign illumination within which flashing lights were allowed, the Department, in response to the concerns expressed by some, and subsequent discussion with Quality Inn had agreed not to install a flashing sign within the set-back area, in case the set-back was abolished. Mr. Bash further said that a variance request for such a sign was denied in 1972, in part due to the existence of the set-back restriction. He added that the question of the set-back and its width, had been previously considered by the Commission in the 1960's and the set-back was retained in the absence of final street rechannelization plans.

Mr. Bash further explained by means of a chart how the proposed street widening and provision of an additional right turn lane on Lombard Street would affect traffic and would increase the ease and safety of the turning maneuver for Van Ness Avenue. He also pointed out that the removal of the set-back line would not affect traffic adversely, neither would the installation of a sign there by Quality Inn.

Mr. Bash presented a letter in opposition from the California Roadside Council.

President Rosenblatt asked if any one present would like to ask any questions.

Mark Rand, representing the Bureau of Engineering, Department of Public Works, explained by means of a chart the pedestrian traffic and said that the proposed project would allow the pedestrians free movement across the street. He said that the Van Ness/Lombard intersection was ranked as number 6 as far as the number of accidents were concerned and that last year as many as 23 accidents occurred near that intersection. Something, he said, needed to be done, and the proposed rechannelization would help in that respect.

Commissioner Bierman asked if it would still be possible for the Department of Public Works to rechannelize the intersection and pay for the property. Mr. Rand said that it was theoretically possible, that it was all a matter of allocating the funds.

In response to a question from the Director of Planning, as to how rechannelization would improve pedestrian crossing. Mr. Rand said that they proposed to construct an island and a gap for right turns. People, he said, stop before turning right, allowing pedestrian to cross. Right now, he said, the right turn goes right across the pedestrian path.

Roger Marks, attorney representing Quality Inn, said that they supported the proposed action.

Commissioner Miller asked him who first proposed the installation of the sign, when the Department of Public Works asked Quality Inn for the land. Mr. Marks said he wasn't sure but he believed it was not proposed by the Department of Public Works.

Patrick Catalan, a resident at 1466 Greenwich, and owner of property near Lombard and Van Ness, expressed amazement at what he heard at the meeting. He said that he understood that it was Quality Inn who approached the Department of Public Works for permission to have their sign put up and the Department had then asked for their land.

He said that the set-back dated from the time when the Golden Gate Bridge was first built and now, he said, the Department of Public Works decides that there was not need for it, now or in the future. He said that putting up this sign would be dangerous for the people making a turn at this intersection which was already having too many accidents. He further said that Quality Inn didn't need the sign as they already had one. He said that if the set-back was granted, the sign was bound to be erected as permit was mandatory. Mr. Catalan further said, that he understood that twice before the set-back was requested and denied by the Commission or the Board of Supervisors, and he saw no reason why it should be approved now.

He requested continuance of the matter until such time as the matter was thoroughly research..

Mr. Bash responded by referring to earlier comments that the reason why the set-back was previously denied was because the concern was about any major new construction being built in that area before construction of Quality Inn. He said that as the matter now stood, there was no possibility of additional major new construction and any construction in the set-back area would necessarily be small. He said that the Department of City Planning could review any such construction and the matter could, if need be, be taken to the Board of Permit Appeals.

Eleanor F. Dana, residing at 1487 Greenwich Street, at the corner of Van Ness and Polk, spoke in opposition to the proposed set-back. She said that she objected strongly to any sign that flashed. She said that many tour buses park in front of the Quality Inn and that the Quality Inn di'n't have enough parking space for its guests and that the proposed sign would attract additional guests, adding to the congestion. She said that she had heard many accidents taking place there early in the morning and requested the Commission to protect their interests and to give consideration to human life.

Mrs. James Wiley, residing at 1132 Union Street and member of the Russian Hill Homeowners' Association, spoke against the abolition of the set-back line. She said it was a residential area and should not have that sign. She said the Motel was doing a good business and didn't need any additional sign.

Walter Baird of 1450 Greenwich Street, also spoke in opposition and said that if Quality Inn was giving up something it was to get something in return.

Mr. Murphy, a member of the audience, said that he lived about 200 feet from the site of the proposed sign and the sign was nothing more than a billboard.

President Rosenblatt asked the Director of Planning, if the staff had a recommendation.

Mr. Passmore said that the staff's recommendation was that the set-back should remain, as no public necessity was established. As for the acquisition of property for rechannalization, he said that the staff's recommendation was approved as the proposal was in conformity with the Master Plan.

Commissioner Miller moved the staff recommendation of disapproval on removal of the set-back, Commissioner Dearman seconded and the motion was carried unanimously, and adopted as City Planning Commission Resolution No. 8057.

Commissioner Miller moved the staff recommendation for approval of the acquisition of the property, Commissioner Dearman seconded and the matter was carried unanimously.

ZM78.11 - 2425 MARKET STREET, BEGINNING 7.646 FEET NORTHEAST OF COLLINGWOOD STREET; LOTS 29 AND 32 IN ASSESSOR'S BLOCK 2647.
PROPOSAL TO CHANGE ZONING USE DISTRICT FROM AN R-4 (HIGH DENSITY MULTIPLE RESIDENTIAL) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Robert W. Passmore, Planner V (Zoning), said that the applicant had asked for continuation of the matter and that the staff recommendation was to continue the matter to October 5, 1978.

Jude Laspa of the Eureka Valley Promotion Association, submitted a letter of opposition to the proposal of reclassification which read as follows:

"The Eureka Valley Promotion Association is strongly opposed to the rezoning of 2425 Market Street from R-4 to C-2 for the following reasons. This position is consistent with our rezoning study which has been previously submitted to you as part of the Residential Rezoning Study.

- "1. This property has already been approved for rezoning to RH-3 by the City Planning Commission as part of the Residential Rezoning Study.
- "2. A previous request by the same applicant to have this property reclassified to C-2 was denied by the City Planning Commission approximately two months ago as part of the Residential Rezoning Study.
- "3. A C-2 zoning of this 12,000 square feet of property gives the owner carte blanche to develop the site to 100% lot coverage. This is especially undesirable in this case as this property is a buffer between the present commercial and residential districts and directly abuts on the rear yards of a number of residents.
- "4. This site has extremely limited access.
- "5. The Castro Street commercial district is already extremely congested and expansion of the commercial district could put further pressure on the present problems in both the commercial and surrounding residential district.
- "6. Since the request for an R-C zone for the Upper Market area was deferred to upcoming study of Commercial Zoning on a city wide basis it seems inappropriate to consider an expansion of the C-2 zone without reconsidering the R-C issue.

"Thank you for your consideration of these issues.
We hope we will continue to have your support in this matter."

Commissioner Bierman moved for continuance of the matter to October 5, Commissioner Miller Seconded it and the motion was unanimously carried.

DR77.66 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7706350 FOR CONSTRUCTION OF A NEW 7-UNIT RESIDENTIAL BUILDING AT 3239 MISSION STREET, EAST LINE, 175 FEET SOUTH OF FAIR AVENUE.

(CONTINUED FROM THE MEETING OF AUGUST 31, 1978.)

After a brief discussion, Mr. Passmore said that the staff's recommendation was for approval.

Commissioner Starbuck moved for approval of the Discretionary Review, Commissioner Bierman seconded and the motion was passed unanimously and adopted as City Planning Commission Resolution No. 8058.

CONSIDERATION OF ENDORSEMENT OF THE AFFIRMATIVE ACTION/EQUAL EMPLOYMENT OPPORTUNITY PLAN AND PROGRAM FOR THE DEPARTMENT OF CITY PLANNING.

Rai Y. Okamoto, Director of Planning, requested Eva Levine, Planner II, to present the Plan to the Commission.

Ms. Levine said that the Affirmative Action and Equal Employment Opportunity Plan and Program was the result of 2 years of work by a 5-member Affirmative Action Committee. She said that the draft before the Commission had the input of staff as well as various community groups.

She further said that the Civil Service Commission had adopted the Affirmative Action Plan and Policy for Equal Opportunity on March 21, 1977 and that the Municipal Planners Association, representing the majority of the professional staff in the Department had endorsed the proposed Plan in January 1978. The Board of Supervisors, she said, had adopted an ordinance on August 28, 1978, mandating City Officers, boards and Departments to prepare and implement affirmative action plans in compliance with relevant Federal, State and local laws and guidelines.

Commissioner Dearman moved for the endorsement of the Plan, Commissioner Nakashima seconded it and it was carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8059.

The meeting adjourned at 4:50 p.m.

Respectfully submitted,

Mohini Mirchandani
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held on Thursday, September 14, 1978.

The City Planning Commission met pursuant to notice on Thursday, September 14, 1978, at 1:00 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, Thomas Matoff, Thomas Miller, Yoshio Nakashima, Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; George Williams, Assistant Director-Plans and Programs; Robert W. Passmore, Planner V (Zoning); Edward Green, Planner I; Michelle Anderson, Staff Aide; Larry Mansbach, Staff Aide; Charles Gill, City Planning Coordinator; and Mohini Mirchandani, Acting Secretary.

The press was represented by Gerald Adams of the San Francisco Examiner.

APPROVAL OF MINUTES

Minutes of the Regular Meeting of August 3, 1978, were unanimously approved by the City Planning Commission as submitted.

CURRENT MATTERS

Rai Y. Okamoto, Director of Planning, asked Robert W. Passmore, Planner V ((Zoning)); to report to the Commission on the matter of statistics required by them on discretionary review cases. Mr. Passmore gave a review of these cases for the past two fiscal years and said that out of the total of 71 applications received by the Department for discretionary review, the Commission took action on 57 applications, of which 49 were approved and 8 disapproved.

The Director informed the Commission that he was interviewed by the Grand Jury Committee that week and discussed with them various problems of the Department - working conditions and functional as well as staffing problems.

He further reported that the Planning, Housing and Development Committee at their second Residential Zoning Study meeting voted to pass the matter to the full Board without recommendation, for the Board's action on Monday.

Referring to the Implementation Committee meeting that morning, the Director said that as a result of the crisis created by Prop. 13, it was decided that the Department seek supplementary appropriation. He said that

the Department would look into the matter of priorities and would determine which of the work programs would have to be minimized or eliminated.

The Director asked George Williams, Assistant Director-Plans and Programs, to report to the Commission on the prospects of Market Street closure.

George Williams said that the matter would be analyzed in the Center City Circulation Program and that they would be giving their input. He referred to the meeting he had the day before with the Mayor and the Transportation Cluster Group. The Mayor, he said, agreed on the current agenda on the Market Street preferential closure. He said they were working through Transit Preferential Street Committee who were currently looking at O'Farrell, Geary, Van Ness and Stockton Streets. He said he understood that Muni was presenting PUC with a list of priorities of Traffic Preferential Streets under study.

Mr. Williams further said that the Commission had sometime ago endorsed money for a grant and that a coordinator for Transit Preferential Streets Program would soon be hired.

Commissioner Starbuck asked if the Commission could have a resolution agreeing to the concept of this to avoid delay in implementation.

Mr. Williams replied that the staff would draft a resolution recognizing the desirability of exploring the concept of the Market Street closure.

RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO APPLY FOR AND RECEIVE \$28,000 FROM THE STATE DEPARTMENT OF FORESTRY TO DEVELOP AN ALTERNATIVE STREET TREE PROGRAM IN LIGHT OF THE CITY'S BUDGETARY CONSTRAINTS.

The Director said that as some details had yet to be worked out, he recommended postponement of the matter. The motion for postponement was unanimously approved by the Commission.

RESOLUTION OF INTENTION TO HOLD A PUBLIC HEARING TO CONSIDER CITY PLANNING CODE TEXT AMENDMENT TO REQUIRE CONDITIONAL USE APPROVAL OF RESTAURANTS IN C-1 (NEIGHBORHOOD SHOPPING) AND C-2 (COMMUNITY BUSINESS) ZONING DISTRICTS AND FINANCIAL OFFICES IN C-3-G (GENERAL DOWNTOWN COMMERCIAL) ZONING DISTRICTS.

Robert W. Passmore, Planner V (Zoning), said that in view of continued concern expressed over concentration of financial offices, quick stop establishments, bars, restaurants and night clubs etc., in C-3-G, C-1 and C-2 districts, the staff recommended that the Commission declare its intention to hold a public hearing to consider a City Planning Code Text Amendment, requiring conditional use approval of all financial offices,

quick-stop establishments, bars and restaurants, night clubs etc., in the above-mentioned concerned areas. Mr. Passmore suggested that the date of hearing could be sometime in mid-October.

Commissioner Miller moved approval of the staff recommendation, Commissioner Nakashima seconded it and it was carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8060.

CONSIDERATION OF RESOLUTION REGARDING 4TH STREET ON-RAMP TO I-280.

The Director said that the resolution on the 4th Street on-ramp was essentially the same as the one to be adopted by PUC. He said that the City had an official "Transit First" policy and that this on-ramp would turn 4th Street into a major freeway access route. The resolution, he said, recommended that 1) the on-ramp to the Interstate 280 Freeway from 4th and King Streets as proposed not be constructed, 2) the Board of Supervisors be requested to indicate to the California Department of Transportation the City's intention that the 4th Street on-ramp project be deleted and the funds be reserved by the State and 3) the Transportation Policy Group prepare a resolution for transmittal to the Board of Supervisors for its consideration.

Commissioner Bierman suggested that some of the gasoline tax funds intended for the on-ramp be used for repairs of city streets.

Commissioner Starbuck moved the staff recommendation that the proposed on-ramp not be constructed. Commissioner Dearman seconded, and it was carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8061.

- CU76.30 - 2301 - 19TH AVENUE, SOUTHWEST CORNER OF SANTIAGO STREET;
LOT 1 IN ASSESSOR'S BLOCK 2348.
PROPOSAL TO REMOVE TERMINATION DATE FOR A NON-CONFORMING
GASOLINE SERVICE STATION IN AN R-3 (LOW-MEDIUM DENSITY
MULTIPLE RESIDENTIAL) DISTRICT PROPOSED TO BE RECLASSIFIED
TO AN RH-2 (RESIDENTIAL, TWO-FAMILY) DISTRICT.
- CU78.16 - 2298 - 19TH AVENUE, NORTHEAST CORNER OF SANTIAGO STREET;
LOT 4H IN ASSESSOR'S BLOCK 2311.
PROPOSAL TO REMOVE TERMINATION DATE FOR A NON-CONFORMING
GASOLINE SERVICE STATION IN AN R-3 (LOW-MEDIUM DENSITY
MULTIPLE RESIDENTIAL) DISTRICT PROPOSED TO BE RECLASSIFIED
TO AN RH-2 (RESIDENTIAL, TWO-FAMILY) DISTRICT.
- CU77.27 - 1401 JUDAH STREET, SOUTHWEST CORNER OF 19TH AVENUE; LOT 37
IN ASSESSOR'S BLOCK 1834.
PROPOSAL TO REMOVE TERMINATION DATE FOR A NON-CONFORMING
GASOLINE SERVICE STATION IN AN R-3 (LOW-MEDIUM DENSITY
MULTIPLE RESIDENTIAL) DISTRICT PROPOSED TO BE RECLASSIFIED
TO AN RH-2 (RESIDENTIAL, TWO-FAMILY) DISTRICT.

- CU78.41 - 1400 - 19TH AVENUE, SOUTHEAST CORNER OF JUDAH STREET;
LOT 43 IN ASSESSOR'S BLOCK 1835.
PROPOSAL TO REMOVE TERMINATION DATE FOR A NON-CONFORMING
GASOLINE SERVICE STATION IN AN R-3 (LOW-MEDIUM DENSITY
MULTIPLE RESIDENTIAL) DISTRICT PROPOSED TO BE RECLASSIFIED
TO AN RH-2 (RESIDENTIAL, TWO-FAMILY) DISTRICT.
- CU78.51 - 2095 - 19TH AVENUE, NORTHWEST CORNER OF QUINTARA STREET;
LOT 12 IN ASSESSOR'S BLOCK 2139.
PROPOSAL TO REMOVE TERMINATION DATE FOR A NON-CONFORMING
GASOLINE SERVICE STATION IN AN R-3 (LOW-MEDIUM DENSITY
MULTIPLE RESIDENTIAL) DISTRICT PROPOSED TO BE RECLASSIFIED
TO AN RH-2 (RESIDENTIAL, TWO-FAMILY) DISTRICT.
- CU78.52 - 2000 - 19TH AVENUE, SOUTHEAST CORNER OF PACHECO STREET;
LOT 29 IN ASSESSOR'S BLOCK 2138.
PROPOSAL TO REMOVE TERMINATION DATE FOR A NON-CONFORMING
GASOLINE SERVICE STATION IN AN R-3 (LOW-MEDIUM DENSITY
MULTIPLE RESIDENTIAL) DISTRICT PROPOSED TO BE RECLASSIFIED
TO AN RH-2 (RESIDENTIAL, TWO-FAMILY) DISTRICT.
- CU78.53 - 1500 - 19TH AVENUE, SOUTHEAST CORNER OF KIRKHAM STREET;
LOT 10 IN ASSESSOR'S BLOCK 1864.
PROPOSAL TO REMOVE TERMINATION DATE FOR A NON-CONFORMING
GASOLINE SERVICE STATION IN AN R-3 (LOW-MEDIUM DENSITY
MULTIPLE RESIDENTIAL) DISTRICT PROPOSED TO BE RECLASSIFIED
TO AN RH-2 (RESIDENTIAL, TWO-FAMILY) DISTRICT.

Robert W. Passmore, Planner V (Zoning), said that as the above-mentioned seven items were all proposals to remove termination dates for non-conforming gasoline service stations, these would be presented all together in one single package. He asked Wayne Rieke, Planner IV, to give the Commission a review of the cases.

Mr. Rieke gave a brief review of the conforming and non-conforming gasoline service stations in residential and commercial districts. He said that 19th Avenue had nine non-conforming stations, seven of which had filed conditional use applications and the remaining two were also expected to follow suit. He then summarized the case reports for each of the gasoline service stations, described their location, size, existing use, zoning classification and surrounding area.

Mr. Passmore referred to the criteria developed by the Department for use in reviewing these gasoline service stations. He said that it outlined factors relating to location and design.

President Rosenblatt asked if any members of the audience wanted to speak in favor or in opposition.

Nicholas A. Dean, a resident of 18th Avenue, said that the amount of gas which seemed to be rushing out of the pipes of the Olympic Station into the neighbors' backyards was a potential source of danger. He said that there were 2 Olympic Service Stations within 2 blocks and that he was against the continuance of the Olympic Service Station at 19th Avenue and Pacheco Street.

President Rosenblatt asked if any other members of the audience wished to speak. There was no response.

Mr. Rieke said that two service stations had all night operation - Super 7 at 19th and Santiago and a conforming Chevron Station at 19th and Ortega. He said that because of late night deliveries at the Texaco Station at Kirkham Street, the Department had recieved a letter requesting that their application be denied.

Commissioner Matoff asked if the factor of transit was taken into consideration. Mr. Rieke said that the transit was the concern in Judah Street because that was where the heavy traffic was.

President Rosenblatt asked for the staff recommendation for each station.

Mr. Passmore said that in general the Department was in favor of all the stations to be continued and that basically the same conditions applied to all of them. The conditions laid down that:

1. The authorization was for use of the property for an automobile service station as described in Section 223(g) of the City Planning Code.
2. Discontinuance of the use of the subject property as an automobile service station for a period of six months would constitute abandonment of the conditional use.
3. The applicant to review with the staff of the Department of City Planning, within six months of the date of approval, the site design.
4. Hours of operation to be limited to usual hours for those stations which do not stay open all night and the station to be completely closed with no service given or deliveries accepted between the hours of 12 midnight and 6 a.m.

President Rosenblatt asked if any of the applicants wanted to speak.

Bruce Hageman of Mohawk Petroleum Corp., Inc. spoke in favor of removing the termination date for the service station at 2301, 19th Avenue and said that if any conditions were imposed, they would cooperate.

Mr. Hal Miller, representing the applicant, Southland Corporation - Super F Division, said that they were seeking to continue their 24-hour operation and to rebuild on the facility because security was of prime importance.

Thomas L. Bardet of the Mobil Service Station, said that the condition about continuance of the use of the property as an automobile service station for a period be extended from 9 to 12 months. He also said that the night deliveries did not create any more noise than the traffic at 19th anyhow.

Norman Miller, representing the Union Oil Company of California, said that he had a petition of 350 people, supporting neighborhood needs of a service station.

T. T. Clausen of Atlantic Richfield Company, spoke in favor of continuance of his service station located at 2095 - 19th Avenue.

Fred Bertetta, Jr., of Olympian Oil Co., referred to the complaint of Mr. Dean about gas escaping from the pipes and said that he had a talk with Mr. Dean and was told by him that lately he had not smelled any gas and so it seemed that if any pipe was bent, it must have been corrected.

Larry Armstrong of Quality Tune Up, Inc., representing Canadian American Oil Co., and owner of the Texaco Station at 19th and Kirkham, said that the elimination of non-conforming use stations would result in loss of revenue for the City, and that customers would converge on the few remaining stations, causing traffic problems. He also said that the gas deliveries were better made in the middle of the night for the sake of convenience as well as for safety.

Commissioner Matoff asked how many houses could be built if all the non-conforming stations were developed for housing.

Mr. Passmore said that approximately 42-50 units could be built.

Mr. Rieke said that he would like to have an opportunity to review further the matter of design of the stations and conditions to be imposed with the applicants.

Commissioner Matoff moved for continuance of all seven cases, Commissioner Nakashima seconded, and it was carried by a vote of 6-1, with Commissioner Starbuck dissenting, that the matter be continued and that the staff review the site design with the representatives of all the seven stations and after taking into consideration protection of the surrounding residential areas and avoidance of residential conflicts with MUNI, prepare a resolution which would remove the termination date for each of these seven service stations.

The meeting adjourned at 3:00 p.m.

Respectfully submitted,

Mohini Mirchandani
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES OF THE REGULAR MEETING
THURSDAY
OCTOBER 5, 1978
ROOM 282, CITY HALL
1:00 P.M.

The City Planning Commission met pursuant to notice on Thursday, October 5, 1978, at 1:00 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Matoff, Thomas Miller, Yoshio Nakashima, and Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Selina Bendix, Environmental Review Officer; Alec Bash, City Planning Coordinator; Jonathan Twichell, Planner III; Eva Levine, CETA Staff Aide; Xandra Malandra, Planner II; Mary Anne Miller, Planner II; and Lee Woods, Secretary.

The press was represented by Marshall Kilduff of the San Francisco Chronicle and Dan Borsuk of the San Francisco Progress.

APPROVAL OF MINUTES

Minutes of the Regular Meeting of February 2, 1978 and Special Meetings of February 14 and June 7, 1978, were approved as submitted.

CURRENT MATTERS

The Commission agreed to calendar a hearing on the Neiman-Marcus Environmental Impact Report on November 14, 1978 and a hearing on the Levi Square Environmental Impact Report on November 21, 1978.

CONSIDERATION OF TWO ALTERNATIVE AMENDMENTS TO CITY PLANNING CODE PROPOSED TO FACILITATE SOLAR ENERGY DEVELOPMENT IN SAN FRANCISCO.

After very brief remarks by Xandra Malandra, Planner II, R. Spencer Steele, Zoning Administrator, said that what he would recommend was something of a combination of permitted obstructions and an exemption procedure. The exemption procedure would probably be best, he said, because of an anticipated small number of cases. Mr. Steele said, that the Zoning Administrator should review the exemptions for appropriateness. Appeals, he said, would be made to the Commission.

President Rosenblatt, with the concurrence of the Commission, instructed Mr. Steele to prepare his recommendations.

CONSIDERATION OF RESOLUTION URGING THE MAYOR AND BOARD OF SUPERVISORS TO MAKE FUNDS AVAILABLE TO CONDUCT A CITY-WIDE VACANCY SURVEY.

Eva Levine, CETA Staff Aide, said that the University of California at Berkeley was interested in doing the vacancy survey. They estimate, she said, that it will cost \$90,000. The Mayor's Office of Community Development is considering funding this, she said.

Commissioner Bierman moved approval of the draft resolution, urging the Mayor and the Board of Supervisors to make funds available to conduct a City-wide vacancy survey. It was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8079.

President Rosenblatt proposed the following: 1) to write letters welcoming the new members of the Landmarks Preservation Advisory Board; 2) to write the Mayor's Office urging that the Department be given priority for private sector management assistance; and 3) that the Commission consider, on October 12, 1978, a resolution initiating Discretionary Review for building permit applications in the RH-1 areas of Dolores Heights. The Commission agreed.

DR78.63 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7807136 TO CONSTRUCT A NEW ONE-STORY BUILDING FOR A SAVINGS AND LOAN ASSOCIATION AND A RETAIL STORE AT THE CORNER OF WEST PORTAL AND 14TH AVENUES.
PROPOSED NEW SAVINGS AND LOAN ASSOCIATION AND RETAIL SHOP.
(CONTINUED FROM THE MEETING OF SEPTEMBER 28, 1978.)

R. Spencer Steele, Zoning Administrator, said that, based on the guidelines for branch banks and savings and loan associations in C-1 and C-2 Districts, the recommendation was for Discretionary Review.

Commissioner Starbuck moved, Commissioner Bierman seconded and it was carried unanimously that the matter be considered for Discretionary Review.

At this time in the proceedings, Mr. Patrick Hallinan representing the applicants of the proposed reclassification at 2425 Market Street (ZM78.11), requested that the matter be continued to November 2, 1978. He said they had met with all interested parties, and there was no opposition.

Commissioner Bierman moved intent to approve continuance to November 2, 1978, Commissioner Dearman seconded and the motion carried unanimously.

DR78.63 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7807136 TO CONSTRUCT A NEW ONE-STORY BUILDING FOR A SAVINGS AND LOAN ASSOCIATION AND A RETAIL STORE AT THE CORNER OF WEST PORTAL AND 14TH AVENUES. PROPOSED NEW SAVINGS AND LOAN ASSOCIATION AND RETAIL SHOP.
(CONTINUED FROM THE MEETING OF SEPTEMBER 28, 1978.)

A case report was available. It was summarized by Mary Anne Miller, Planner II. We recommended Discretionary Review, she said, so that a number of issues could be worked out in terms of conditions for possible approval.

Commissioner Dearman asked if there were not guidelines and what were they used for. Rai Y. Okamoto, Director of Planning, said that because of the guidelines this proposal was being brought to the Commission.

Responding to Commissioner Bierman, Ross Bluen, representing Gibraltar Savings said that the main entrance would be from West Portal Avenue.

The project architect, Reuben Fitzgerald, said that the lot was approximately 60 feet by 100 feet.

Mr. Bluen said that Gibraltar had no plans to retain any banking function at Gibraltar's current location and said that they would sub-lease it.

Polly Laylor, representing the West Portal Improvement Association, said that the Association had agreed to the proposal because Gibraltar was already in the area and had agreed to provide for retail use.

Ms. Laylor said that her group wanted a letter from Gibraltar, agreeing that the current location would be leased only for small retail use. We are satisfied with parking, she said, and we agree to one additional sign along 14th Avenue.

Carol Claymeyer said that Gibraltar's cooperativeness was appreciated.

R. Spencer Steele, Zoning Administrator, said that the recommendation was for approval with conditions including the provision for one additional sign (exclusive of time and temperature signs) and the requirement that the current site be sub-leased for small retail use. Retail space is to be provided in the new facility also, he said.

Commissioner Bierman moved approval of staff recommendations with conditions, Commissioner Dearman seconded it, and it was carried by a vote of 5-2, that the draft resolution be adopted as City Planning Commission Resolution No. 8080. (Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Rosenblatt; voting no: Commissioners Miller Starbuck.)

CU78.54 - 1278 LA F'AYA STREET, EAST SIDE, 100 FEET NORTH OF IRVING STREET; LOT 10N IN ASSESSOR'S BLOCK 1702. PROPOSAL TO MODIFY CONDITIONS OF CONDITIONAL USE APPLICATION NO. CU75.7, AUTHORIZED BY THE CITY PLANNING COMMISSION UNDER RESOLUTION NO. 7297 ON MARCH 6, 1975, TO PERMIT CONTINUATION OF EXISTING RESIDENTIAL CARE FACILITY FOR 10 ELDERLY RESIDENTS, UNDER NEW OWNERSHIP, IN AN EXISTING R-3 (LOW-MEDIUM DENSITY RESIDENTIAL) DISTRICT, PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RM-1 (MIXED RESIDENTIAL, LOW-DENSITY) DISTRICT.

President Rosenblatt asked if there was any opposition. There was no response. The Commission agreed to waive the case report. Alec Bash, City Planning Coordinator, said that the recommendation was for approval with conditions. Commissioner Dearman moved for approval of the staff recommendation with conditions, Commissioner Nakashima seconded and the motion unanimously carried that the draft resolution be adopted as City Planning Commission Resolution No. 8081.

DR78.70(CU) - 1968 GREAT HIGHWAY, WEST SIDE, 112.5 FEET NORTH OF PACHECO STREET; LOT 9 IN ASSESSOR'S BLOCK 2086. DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT EXPANSION OF A DWELLING BY ADDITION OF A SECOND AND THIRD UNIT ON A LOT WITH A TOTAL AREA OF 5,023 SQUARE FEET, WHEN 1,500 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN EXISTING R-3 (LOW-MEDIUM DENSITY MULTIPLE RESIDENTIAL) DISTRICT, PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator.

Elaine Grimm, a resident at 1924 Great Highway, said that she favored the proposal but wanted no additional units beyond those proposed.

R. Spencer Steele, Zoning Administrator, said that three (3) units were the maximum for the lot and that the Zoning Administrator could not accept an application to permit more than three (3) units. The recommendation is for approval with conditions, he said.

Commissioner Dearman moved motion of intent to approve, subject to review of final environmental evaluation and continuation to October 19, 1978. Commissioner Nakashima seconded the motion and it carried unanimously.

DR78.71(CU) - 530 CONGO STREET, NORTH SIDE, APPROXIMATELY 111 FEET NORTH OF MANGELS STREET; LOT 19 IN ASSESSOR'S BLOCK 6763.
DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT EXPANSION OF A DWELLING BY ADDITION OF SECOND UNIT ON A LOT WITH TOTAL AREA OF 6,800 SQUARE FEET WHEN 3,000 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN EXISTING R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

The Commission agreed to waive the case report. Alec Bash, City Planning Coordinator, said that the Department had received one (1) letter of opposition. It related to density, he said.

Mr. Bash said that the staff recommendation was for approval with conditions.

Commissioner Miller moved approval with conditions, Commissioner Bierman seconded and it was carried by a vote of 5-2, that the draft resolution be adopted as City Planning Commission Resolution No. 8082. (Voting Yes: Commissioners Bierman, Matoff, Miller, Nakashima, Rosenblatt; voting no: Commissioners Dearman, Starbuck.)

At this point in the proceedings, the Commission recessed and reconvened at 3:30 p.m.

ZM78.11 - 2425 MARKET STREET, BEGINNING 7.646 FEET NORTHEAST OF COLLINGWOOD STREET; LOTS 29 AND 32 IN ASSESSOR'S BLOCK 2647.
PROPOSAL TO CHANGE ZONING USE DISTRICT FROM AN R-4 (HIGH DENSITY MULTIPLE RESIDENTIAL) TO A C-2 (COMMUNITY BUSINESS) DISTRICT, CURRENTLY PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(CONTINUED FROM THE MEETING OF SEPTEMBER 7, 1978.)

President Rosenblatt indicated that Patrick Hallinan, representing the applicant, had requested a continuance to November 2, 1978.

C. N. Klitgaard, a property owner in the immediate area, said that he opposed any continuance. We'd like to have this thing settled, he said.

Commissioner Bierman said that in view of the City Attorney's review of a number of legal questions related to this matter, she believed that Commission action was inappropriate at this time.

It was moved by Commissioner Matoff to continue to November 2, 1978, seconded by Commissioner Nakashima and passed unanimously.

ZM78.12 - 4127-4147 - 19TH STREET, SOUTH SIDE FROM COLLINGWOOD STREET, 143 FEET EASTERLY; LOTS 31, 32, 33, 34 AND 35 IN ASSESSOR'S BLOCK 2696.
PROPOSAL FOR RECLASSIFICATION FROM AN R-3 (LOW-MEDIUM DENSITY MULTIPLE RESIDENTIAL) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT, CURRENTLY PROPOSED UNDER THE RESIDENTIAL ZONING STUDY FOR AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that there was some correspondence in opposition and some, mainly from property owners, in favor of the proposal. There is in the file, he said, a letter from a nearby property owner who requests commercial zoning, for his property, if other properties are zoned commercial.

Mr. Bash said that the preliminary recommendation was for disapproval. This, he said, is based primarily on the Residence Element of the Master Plan, which stresses the maintenance of the residential housing stock of the city.

Stressing that the commercial uses, already existent in the area of the proposed reclassification, were indeed neighborhood serving and that there were virtually no additional properties which could be considered for commercial designation, the following people spoke in favor of the reclassification proposal:

1. Issac Scherin, resident at 4143 - 19th Street.
2. Jose Flores, an area resident.
3. Boyd Schwartz, owner of Lot 31 in Assessor's Block 2696.
4. Michelle Traufaut, director of the San Francisco Repertory Company located in Lot 31 of Assessor's Block 2696.
5. Rachel Ross, resident at 4149 - 19th Street.
6. Lorraine Borochoet, a student at the San Francisco Repertory Company.
7. Dave Tussler, a resident at 4129 - 19th Street.
8. Arnie Charles, owner at 602 Castro Street.

R. Spencer Steele, Zoning Administrator, said that, after hearing the testimony, it would appear that R-3-C or RC-1 might be a more appropriate use. He noted that the RC-1 would permit, by a conditional use authorization, a commercial use on a floor above the ground floor. He noted also that the parking requirements of residential districts would remain in effect.

Mr. Steele said that the staff recommendation was for approval of the RC-1 designation.

Commissioner Bierman moved to direct staff to prepare a resolution to initiate the RC-1 for those properties included in the application and that the matter be continued to October 12, 1978. Commissioner Nakashima seconded and the motion was carried by a vote of 5-2. (Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Rosenblatt; voting no: Commissioners Miller, Starbuck.)

Arnie Charles, a property owner at 602 Castro Street, asked if his property was included.

Commissioner Bierman said that her motion related to only what was included in the application.

Mr. Bash said that because of the requirements for formal notice, it had not been possible to include Mr. Charles' property in the application. I invited him to this meeting, Mr. Bash said, so that he might get a sense of the Commission's thinking with respect to this matter.

CU78.25 - 4900-4940 MISSION STREET; LOTS 8 AND 11 IN ASSESSOR'S BLOCK 6959.
PROPOSAL TO MODIFY CONDITIONS OF CONDITIONAL USE AUTHORIZATION BY THE COMMISSION UNDER RESOLUTION NO. 3774 IN 1950, CONCERNING SAFEWAY SUPERMARKET.
(CONTINUED FROM THE MEETING OF JULY 27, 1978.)

At this time in the proceedings, President Rosenblatt said that the applicant, in the matter of 4900-4940 Mission Street (CU78.25), had requested a continuance to November 2, 1978. He asked if there was anyone who objected. There was no response.

Commissioner Nakashima moved to continue to November 2, 1978, Commissioner Dearman seconded and it passed unanimously.

APPEAL N-JUDAH MUNI PROJECT, NEGATIVE DECLARATION.
(CONTINUED FROM THE MEETING OF SEPTEMBER 21, 1978.)

Selina Bendix, Environmental Review Officer, introduced the matter to the Commission. The issues, she said, are clearly represented in a letter from Romano Surian to Rai Okamoto, dated July 19, 1978 and a letter from Selina Bendix to Romano Surian, dated August 10, 1978.

Joe Balanessi, an attorney, represented the San Francisco Pacific Motel. Mr. Balanessi provided the Commission with a letter from the Sunset Ocean Beach Committee. Based on traffic safety and land use considerations, the committee opposed the proposal, he said.

Mr. Balanessi said that an Environmental Impact Report (EIR) should be required because the project would result in significant negative impacts on the environment. There is no adequate discussion of these impacts in the Environmental Evaluation (EE), he said.

Asserting that an EIR should be required for adequate discussion of possible negative impacts, including visual quality and pedestrian and vehicular conflicts, the following people spoke:

1. Mrs. Romano Surian, representing the San Francisco Pacifica Motel.
2. Mr. Rod Roderick, representing the Tides End Community Association.
3. Ms. Frances Larkin, representing the Tides End Community Association.
4. Elaine Grimm, representing the Tides End Community Association.

Mr. Dave Fulton represented the Wastewater Management Program.

Mr. Reno Bei and Mr. Lynn Pio represented the Project Sponsor, the San Francisco Municipal Railway. Mr. Bei said that the proposal had emerged from the Tides End Community Association's request that the MUNI do something about getting its cars out of the middle of Judah Street.

President Rosenblatt indicated that it was his belief that there was not enough substantial evidence to indicate that an EIR was required. There is the issue, though, he said, of the ultimate necessity of the project.

Commissioner Bierman said that she thought that the EE should make more explicit reference to questions related to landscaping, the overhead lines and poles and the possible pedestrian and vehicular conflicts.

At approximately 5:40 p.m., Commissioner Dearman left the meeting. At approximately 6:00 p.m., President Rosenblatt left the meeting, and Commissioner Starbuck assumed the responsibility of Acting President.

Selina Bendix said that the ultimate issue was the private auto and that it was the largest environmental problem in the city.

R. Spencer Steele, Zoning Administrator, said that everything, which had been discussed during the hearing, had been included in the environmental evaluation. Mr. Steele recommended that the Commission uphold the staff with respect to its determination that an EIR is not required. He said that the staff would return to the Commission for its review an amended environmental evaluation which would deal more explicitly with Commissioner Bierman's concerns.

Commissioner Miller moved the staff recommendation, Commissioner Nakashima seconded and it was passed unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 8083.

The meeting adjourned at 7:30 P.M.

Respectfully submitted,

Lee Woods
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, November 9, 1978.

The City Planning Commission met pursuant to notice on Thursday, November 9, 1978, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Tom Matoff, Tom Miller, Yoshio Nakashima and Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Planner V (Zoning); Alec Bash, City Planning Coordinator; Barbara Sahm, Assistant Environmental Review Officer; Mary Anne Miller, Planner II; Gerald Owyang, Staff Assistant III; and Lee Woods, Jr., Secretary.

Jerry Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Commissioner Dearman, seconded by Commissioner Nakashima and carried unanimously that the minutes of the Regular Meeting of August 24, 1978, be approved as submitted. (Absent: Commissioner Starbuck)

CURRENT MATTERS

With respect to the "diving tower" of the North Point Pier Project, Robert Passmore, Planner V (Zoning), said that one possible interpretation of the City Planning Code could mean that the tower was exempt from any requirement for a permit. Mr. Passmore said that the Commission could either review the tower in terms of the Conditional Use or permit the staff to interpret the Code with respect to the tower.

Commissioner Bierman said that she did not wish to be a party to any approval of the tower. It's too high, she said.

RS78.59 - PUBLIC HEARING ON TENTATIVE MAP FOR A 6-UNIT CONDOMINIUM
CONVERSION SUBDIVISION AT 2105 BUCHANAN STREET; LOT 14 IN
ASSESSOR'S BLOCK 637.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the staff recommendation for approval with conditions.

Thomas LeLaine, representing the subdivider said that the area was suitable for additional conversions because there were conversions there now.

Alan Weitzel, a resident of the area, said that he favored the conversion.

Commissioner Bierman asked if most new multi-family residential construction was of condominium as opposed to rental housing. Robert Passmore, Planner V (Zoning), said that he could not answer the question.

Commissioner Dearman asked if the building had undergone any recent renovation. Mr. Bash said that the building would have to conform to code standards.

Commissioner Miller moved approval of the staff recommendation. The motion died for lack of a second.

Commissioner Dearman moved disapproval of the application. Commissioner Bierman seconded the motion. She noted that the Commission had approved much new condominium construction and that this was consistent with the Master Plan policy related to ownership opportunities.

The motion for disapproval, passed by a vote of 4-2, and was adopted as City Planning Commission Resolution No. 8106. (Voting yes: Commissioner Bierman, Dearman, Matoff, Nakashima; Voting no: Commissioners Miller, Rosenblatt.) (Absent: Commissioner Starbuck.)

RS78.65 - PUBLIC HEARING ON TENTATIVE MAP FOR A 10-UNIT CONDOMINIUM
CONVERSION SUBDIVISION AT 2155 BUCHANAN STREET; LOT 1 IN
ASSESSOR'S BLOCK 637.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that one unit in the building was a part of the City's moderate-income housing stock. The staff recommendation, Mr. Bash said was for approval with conditions.

A tenant of the building, Eian Tiana, said that purchase of a unit was a great opportunity and that he favored the conversion.

The subdivider, Robert Mills, said that nine of the ten tenants had expressed interest in purchasing. Mr. Mills submitted a written statement, which read as follows:

"I-DESCRIPTION

"The property, 2155 Buchanan, is a ten-unit apartment building located in the top of the Pacific Heights district:

"II-RENTS

"Excluding the moderate income basement unit (Number 10 at current rent of \$300.00/mo.) and the smaller one-bedroom unit (Number 1 at rent of \$385.00/mo.) the monthly rent as of November 1, 1978, for the remaining eight 2-bedroom units averages \$523.13 per month. This does not include the extra garage rental of \$50.00 per month. The scheduled monthly rental threshold for luxury 2-bedroom units as promulgated by the Planning Department is \$431.00. Thus, the average rental, exclusive of garages, at 2155 Buchanan for the 2-bedroom units is 21.73% above luxury threshold.

"III-PROVISIONS FOR CURRENT TENANTS

"The subdivider has met with all available tenants (9 out of 10 units), but has been unable to contact the occupant of unit 7.

"In this regard, the subdivider is pleased to report that all tenants are interested in purchasing. However, in the event that any tenant does not elect to purchase, he will be given the following options:

"(1) Coordination: Some prospective buyers may not wish to occupy the unit they purchase. Therefore, if any tenant elects not to purchase his unit, and wishes to remain in the building, every effort will be made to sell his unit to a buyer who does not want immediate occupancy.

"Likewise, in the event any tenant elects not to purchase, and wishes to relocate, the subdivider will attempt to sell that unit to a buyer who wants immediate possession. In this manner the tenant can receive the full relocation allowance.

"(2) First Right Refusal, 10% Discount: For a period of 60 days the tenants of each unit will be given a non-transferable right of first refusal to purchase their apartment at a ten per cent (10%) discount off the sales price offered the general public.

"(3) Notice: Each tenant will be given 120-days' notice before being asked to vacate. This notice shall not be given prior to the recordation of the final map.

"(4) Relocation Allowance: The tenants of any unit displaced by a sale shall be entitled to a \$2,000.00 cash relocation allowance. Any tenant moving from 2155 Buchanan subsequent to the recordation of the final map shall receive a \$500.00 relocation allowance even if not displaced by sale.

IV-SUPPORT OF THE PLANNING DEPARTMENT

"The subdivider has fully cooperated with the Planning staff by accepting moderate income price ceilings for the basement unit and a characterization of that unit as a 1-bedroom instead of a 2-bedroom, even though it is currently rented as a 2-bedroom, and has the potential for expansion into a 3 or 4-bedroom unit by relatively inexpensive renovation.

"The subdivider has also cooperated by voluntarily providing for notice and relocation provisions as set forth above.

"The Planning staff has recommended approval of this project.

"V-SUPPORT OF TENANTS

"One hundred per cent (10%) of the current tenants contacted at 2155 Buchanan have signed a written statement in support of this conversion."

With respect to Mr. Mills' written statement, Commissioner Starbuck said that he thought that there were errors in "Purchase Analysis" sections IIJ and IIK. He suggested that the computations be checked.

Mr. Mills said that the area of the proposed conversion was inhabited by people who might be called typical condominium buyers. There are in this area and in San Francisco many people with the means to purchase, but there are limited lownership opportunities, he said.

Commissioner Starbuck said that the problem was that there was virtually no new rental housing construction and that conversions were a literal reduction in the rental stock.

Michael Crall said that he favored the proposal and intended to buy.

Alan Weitzel, a resident owner of the immediate area, said that conversion was good and that he favored the proposal.

Commissioner Bierman said that no one disputed the value of ownership but that people had to rent.

With respect to rental housing vs. condominium ownership, Commissioner Starbuck said that conversion was a one-way process, that it was virtually impossible to return a converted building back to rental status. There are many people who work and reside in the City who cannot afford a condominium, he said.

Mr. Bash said that he thought that there were errors in the "Purchase Analysis" of Mr. Mills.

Commissioner Starbuck moved disapproval of the application. It was seconded by Commissioner Dearman and passed by a vote of 5-2. (Voting Yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck; voting No: Commissioners Miller and Rosenblatt.)

RS78.62 - PUBLIC HEARING ON TENTATIVE MAP FOR A 12-UNIT CONDOMINIUM
CONVERSION SUBDIVISION AT 2232 NORTH POINT STREET; LOT 2 IN
ASSESSOR'S BLOCK 919.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash indicated that the subdivider had advised staff that he would not accept moderate-income sales prices for any of the units. The staff recommendation, Mr. Bash said, is for disapproval.

The only person wishing to testify, Mrs. Wilson, a tenant of the building, said that the application should be disapproved.

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

1900

Commissioner Dearman moved for disapproval. It was seconded by Commissioner Nakashima and passed unanimously as City Planning Resolution No. 8101.

RS78.61 - PUBLIC HEARING ON TENTATIVE MAP FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION AT 1700-10 VALLEJO STREET; NORTH-WEST CORNER AT FRANKLIN STREET; LOT 9 IN ASSESSOR'S BLOCK 552.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the staff recommendation was for approval with conditions.

Larry Kans, representing the subdivider, said that the building had always been a problem in terms of retaining long-term tenants. Family use is the only possibly successful way to market the building, he said.

Mr. Kans said that the building would easily lend itself to conversion. Each unit is approximately 2000 square feet, and each has a separate entrance, he said.

Commissioner Starbuck asked if there was any parking. Mr. Kans said no.

DeWitt Hart said that the building had a problematic rental history and that he favored conversion.

Commissioner Miller moved the staff recommendation for approval. The motion died for lack of a second.

Commissioner Bierman moved disapproval of the application. It was seconded by Commissioner Starbuck and passed by a vote of 5-2 and was adopted as City Planning Commission Resolution No. 8109. (Voting Yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck; Voting No: Commissioners Miller and Rosenblatt.)

At the request of President Rosenblatt, Mr. Bash described, to the audience, the appeal procedures related to condominium conversion subdivision.

EE75.472 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR HOTEL AT UNIVERSITY OF CALIFORNIA MEDICAL CENTER, SOUTH-WEST CORNER OF HILLWAY AVENUE AND CARL STREET; LOTS 22 THROUGH 24 AND 35 THROUGH 45 IN ASSESSOR'S BLOCK 1275.

The following persons commented on the draft Environmental Impact Report:

1. John D. Bardis, President of the Inner-Sunset Action Committee.
2. Anna Dardin, Haight-Ashbury Neighborhood Council.
3. Sue Hestor, San Francisco Tomorrow.

4. Alan Chalmers, Inner-Sunset Action Committee.
5. Doug Engman, concerned citizen.
6. E. R. M. Ekblad, concerned citizen.
7. Michael Merzenich, concerned citizen.
8. V. Licko, concerned citizen.
9. Ed Dunn, concerned citizen.
10. James McGinnis, representative of the applicant.
11. J. Alfred Rider, project sponsor.

At the conclusion of the public testimony, the Director of Planning, Rai Y. Okamoto, recommended that the public hearing on the draft Environmental Impact Report be closed. We would expect to calendar a certification hearing and a conditional use hearing in early December, he said.

Commissioner Starbuck moved to close the public hearing. It was seconded by Commissioner Nakashima and was passed unanimously.

NOTE. A certified court reporter was present and a transcription is available for reference purposes. A standard tape cassette recording of the proceedings is also available in the files of the Department of City Planning for public listening or transcription.

CU78.55 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIER 23, THE EMBARCADERO AT THE FOOT OF GREENWICH AND FRONT STREETS; FOR EXPANSION OF AN EXISTING BAR AND RESTAURANT FROM 1,423 TO 3,462 SQUARE FEET, A NON-MARITIME USE IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.
(CONTINUED FROM THE MEETING OF NOVEMBER 30, 1978)

Robert Passmore, Planner V (Zoning), indicated that the applicant was requesting additional time. He recommended that the matter be continued to November 30, 1978.

Commissioner Matoff moved that the matter be continued to November 30, 1978. It was seconded by Commissioner Nakashima and passed unanimously.

RS78.58 - 407 SANCHEZ STREET, EAST SIDE BETWEEN 17TH AND DORLAND STREETS; LOT 51 IN ASSESSOR'S BLOCK 3580.
JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS ON A TENTATIVE MAP FOR A CONDOMINIUM SUBDIVISION OF THE PROPERTY INTO 58 UNITS.
(CONTINUED FROM THE MEETING OF OCTOBER 26, 1978.)

Alec Bash, City Planning Coordinator, noted that this was a joint public hearing with the Department of Public Works. He introduced George Woo, representing the Department of Public Works.

Mr. Bash said that the recommendation was for approval. With respect to the Subdivision Code requirement that ten percent of the units be made available for low and moderate-income occupancy, Mr. Bash said that, because of extenuating circumstances, the staff was recommending a period of four months.

At the suggestion of Commissioner Dearman, it was agreed by the Commission, applicant and staff, that two studios, two one-bedroom and two two-bedroom units would be made available for the four-month period.

Commissioner Dearman moved for approval of the staff recommendation. It was seconded by Commissioner Starbuck and passed unanimously as City Planning Resolution #8110.

DR78.72 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7808900 TO EXPAND THE OFFICES OF AN EXISTING SAVINGS AND LOAN ASSOCIATION AND BUILD A DWELLING UNIT FOR THE PROPERTY OWNER ON THE SECOND STORY AT 1024 GRANT AVENUE, BETWEEN JACKSON AND PACIFIC STREETS, LOT 14 IN ASSESSOR'S BLOCK 177.
(CONTINUED FROM THE MEETING OF OCTOBER 12, 1978.)

A case report was available. It was summarized by Mary Anne Miller, Planner II, Ernest Piccone represented the applicant, San Francisco Federal Savings.

Mr. Piccone said that the applicant would propose to provide space, for community purposes, in the basement of its proposed facility. The space would have elevator access and would rent at the rate of twenty-five cents per square foot per month, he said.

Al Woo, of the Chinatown Community Housing Corporation, said that he would recommend disapproval of the proposal. Because that space would ordinarily rent for twenty-five cents per square foot, they are offering nothing.

Jennie Lew, of the Chinatown Neighborhood Resource Center, also recommended disapproval. They will displace a restaurant with seven employees. They are proposing to provide no new teller space but only additional customer waiting space.

Volume 100, Part 1, 1970
Published by the Royal Anthropological Institute
21, BEDFORD SQUARE, LONDON, W.C.1A 2E
Printed by the Royal Anthropological Institute

Subscription prices (which include postage) for institutions are £12.00 per volume (1970) and £10.00 per volume (1971). Single parts are £3.00 (1970) and £2.50 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

Orders, which must be accompanied by payment, may be sent to a bookseller or to the publishers. The publishers are the Royal Anthropological Institute, 21, Bedford Square, London, W.C.1A 2E. The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

The Journal is published quarterly. The subscription price for individuals is £6.00 (1970) and £5.00 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

The Journal is published quarterly. The subscription price for individuals is £6.00 (1970) and £5.00 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

The Journal is published quarterly. The subscription price for individuals is £6.00 (1970) and £5.00 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

The Journal is published quarterly. The subscription price for individuals is £6.00 (1970) and £5.00 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

The Journal is published quarterly. The subscription price for individuals is £6.00 (1970) and £5.00 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

The Journal is published quarterly. The subscription price for individuals is £6.00 (1970) and £5.00 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

The Journal is published quarterly. The subscription price for individuals is £6.00 (1970) and £5.00 (1971). The subscription price for individuals is £6.00 (1970) and £5.00 (1971).

Mr. Piccone said the bank's accounts had declined because of poor service. Our 25,000 customers need and deserve a better facility, he said. Mr. Piccone stressed that the bank had always been conscious of its responsibilities to the community. Over the years, he said, we've loaned the community 55 million dollars and for years we have operated a newcomers facility in Chinatown, he said.

Mr. Woo said that the decline in accounts could probably be traced to the increase in the number of financial facilities in the area.

Mr. Piccone said that the bank's wish to expand or upgrade it's facility should be understood in the context that it should have expanded ten years earlier.

The Director of Planning, Rai Y. Okamoto, indicated that the staff had no recommendation but wanted a continuance in the belief that conflicts could be resolved.

Commissioner Starbuck said that there was no reason to continue. He moved disapproval saying that the crucial issue was the proliferation of savings and loans and the extreme saturation of the Chinatown area. The motion was seconded by Commissioner Dearman.

Commissioner Miller said that he would have to vote against the motion. I'd like one more crack at a solution, he said.

The motion for disapproval passed by a vote of 6-1 as City Planning Resolution #8111. (Voting Yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Rosenblatt and Starbuck; Voting No: Commissioner Miller.)

At this time, Commissioner Starbuck left the Meeting room.

REVIEW OF THE CONDITIONAL USE AUTHORIZATION FOR DREW COLLEGE PREPARATORY SCHOOL AND JOHN F. KENNEDY UNIVERSITY AT 2518 JACKSON STREET; LOT 6 IN ASSESSOR'S BLOCK 586.

In summarizing the issue before the Commission, Robert Passmore, Planner V (Zoning), said that Drew School had asked to take over the Lincoln University site. The staff thought that Drew's use was very similar to Lincoln's and that Drew's request was appropriate. The problem, Mr. Passmore said, is that there is an automatic conditional use but no conditions. He said that the City Attorney's office had indicated that the City Planning Commission could initiate a separate conditional use hearing and could establish conditions subject to appeal to the Board of Supervisors.

Mr. Passmore said that the staff was recommending this kind of procedure and that this hearing was an occasion to get a sense of what both sides would want.

Robert Cole, Principal of Drew School, described Drew's program and said that Drew had not brought any problems to the neighborhood.

Deborah Kirshman, Director of Museum Studies at Drew School and John F. Kennedy University, described the Museum Studies course, including the student body, curriculum and class schedules. She said that every effort had been made to make the operation as harmonious with the neighborhood as possible.

John Schmidel, of the Pacific Heights Resident Association said that one condition might be that the neighborhood would be consulted on exterior color of the building.

John Triana, a resident at 2510 Jackson, said that the concern was to keep the neighborhood residential.

Mr. Passmore said that the recommendation was to initiate the conditional use hearing for which a resolution containing conditions would be drafted

The recommendation was moved by Commissioner Matoff, seconded by Commissioner Nakashima and it passed unanimously. Vote 6-0. Absent Commissioner Starbuck.

Meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Lee Woods, Jr.
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Special Meeting held Tuesday, November 14, 1978.

The City Planning Commission met pursuant to notice on Tuesday, November 14, 1978, at 2:30 p.m., in the Lurie Room, Main Library.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, Thomas Matoff, Thomas Miller, Yoshio Nakashima, Charles Starbuck, members of the City Planning Commission.

ABSENT: Ina F. Dearman, Vice-President, City Planning Commission.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Selina Bendix, Environmental Review Officer; Charles Gill, City Planning Coordinator; Barbara Sahm, Assistant Environmental Review Officer; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

EE77.257 - GEARY AND STOCKTON STREETS, SOUTHEAST CORNER; LOTS 14 AND 15 IN ASSESSOR'S BLOCK 313.
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED NEIMAN-MARCUS DEPARTMENT STORE; CONSTRUCTION OF A RETAIL STORE WITH FOUR FLOORS ABOVE GRADE AND ONE FLOOR BELOW GRADE, APPROXIMATELY 175,000 SQUARE FEET OF AREA INCORPORATING THE ROTUNDA AND DOME OF THE CITY OF PARIS BUILDING, AFTER DEMOLITION OF THE REMAINDER OF THE CITY OF PARIS BUILDING AND OF THE 133-157 GEARY STREET BUILDING.

Those who commented on the draft Environmental Impact Report included:

1. G.B. Platt, President of Landmarks Preservation Advisory Board.
2. Bill Sugaya, Director of the Western Regional Office of the National Trust for Historic Preservation.
3. Robert Berner, Foundation for San Francisco's Architectural Heritage.
4. Randolph Delahanty, Foundation for San Francisco's Architectural Heritage.
5. Earl Moss, Victorian Alliance.
6. Harold Major, Citizen's Committee to Save the City of Paris.
7. Leslie Emmington, Berkeley Landmarks Preservation Commission.
8. Ann Bloomfield, Concerned Citizen.
9. John Maher, Concerned Citizen.

10. B. Kirshen Gaum, Pacific Heights Residents Association.
11. F. Klussman, President of San Francisco Beautiful.
12. Richard McCrea, Concerned Citizen.
13. Albert Zincaine, Concerned Citizen.
14. Robert Lestie, Shopping Center Developer.

The Special Meeting adjourned at 5:35 p.m. and reconvened at 7:05 p.m., in Room 282, City Hall. Present were Commissioners Bierman, Matoff, Miller, Nakashima, Rosenblatt.

Speakers in the evening session included the following:

1. Richard Morton, Chamber of Commerce.
2. Thomas Fitzgerald and Vicki Wagner, Consulting Engineers.
3. James Keefer, Mission Planning Council.
4. Gerta Folder, Haight Ashbury Improvement Association.
5. David Wasserman, Concerned Citizen.
6. Windell Haywood, Concerned Citizen.
7. Bill Eisen, Park Presidio Neighborhood Association.
8. Bradford Paul, National Trust for Historic Preservation.
9. Dean Beck, Senior Vice President of Carter Hawley Hale Stores.
10. Roger Boyer, Telegraph Hill Dwellers.
11. Jean Kordum, San Francisco Tomorrow.
12. Peggy Lang, Californians for Preservation Action.
13. Stewart Morton, Concerned Citizen.
14. John Johnson, Citizen's Committee to Save the City of Paris.
15. Harold Major, Citizen's Committee to Save the City of Paris.
16. Rhoda Parks, Concerned Citizen.
17. Joseph Friedman, Concerned Citizen.
18. Jerry Barclay, Concerned Citizen.
19. Dick Overstreet, Concerned Citizen.
20. John Bergee, Johnson and Burger Architects.
21. Les Robertson, Structural Engineer.
22. Willie Brown, Attorney representing the Project Sponsor.

At the conclusion of the public testimony, President Rosenblatt asked if there was any action from the Commission. Commissioner Miller moved that the public hearing be closed. It was seconded by Commissioner Nakashima and passed unanimously.

President Rosenblatt indicated that the Commission expected to conduct a certification hearing in mid-December.

A certified court reporter was present at the hearing and a transcript of the proceedings as well as a standard tape cassette recording of the proceedings are available at the files of Department of City Planning for reference purposes.

Respectfully submitted,

Lee Woods
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, November 16, 1978.

The City Planning Commission met pursuant to notice on Thursday, November 16, 1978, at 1:30 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Matoff, Thomas Miller, Yoshio Nakashima, and Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; George Williams, Assistant Director-Plans and Programs; Robert Passmore, Planner V (Zoning); Charles Gill, City Planning Coordinator; Wayne Rieke, Planner IV (Zoning); Nathaniel Taylor Planner II; Alec Bash, City Planning Coordinator; and Lee Woods, Secretary.

The press was represented by Dan Borsuk of the San Francisco Progress; Gerald Adams of the San Francisco Examiner and Marshall Kilduff of the San Francisco Chronicle.

APPROVAL OF MINUTES

It was moved by Commissioner Dearman, seconded by Commissioner Bierman and carried unanimously that the minutes of the Regular Meeting of February 23, 1978, be approved with corrections and that the minutes of the Regular Meeting of March 23, 1978, be approved as submitted. (Absent: Commissioners Matoff and Miller.)

CURRENT MATTERS

Rai Y. Okamoto, Director of Planning, introduced a resolution which authorized the Director of Planning, to use 302 Planning Grant funds, to enter into a Work Study Agreement with Antioch College and Howard Humphrey.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously and was adopted as City Planning Commission Resolution No. 8112. (Absent: Commissioners Matoff, Miller.)

Commissioner Starbuck requested that the transportation staff provide to the Commission a copy of the final Board of Supervisors' resolution on the proposed I-280 ramp at 4th Street.

Commissioner Starbuck indicated that the Zoning Administrator would hear the Tishman Variance Application for 525 Market Street on November 22, 1978.

Commissioner Starbuck requested the proposed "solar energy" amendments to the City Planning Code, be calendared for November 30, 1978. In addition, he requested that the proposed Master Plan Policies and Objectives on Energy Conservation be calendared for November 30, 1978.

With respect to the North Point Pier Project, Commissioner Starbuck said that the Commission had had major problems in terms of Environmental Review and the Conditional Use process. We had problems in the following areas, he said:

1. Plans - The "fast track" procedure;
2. Neighborhood Organizations - Cooperation;
3. Observation Tower - Height Limit;
4. Height Limit - Garage & Pier;
5. Bulk Limits - Carousel Bldg.;
6. Breakwater - (Floating) Tires & Styro Foam;
7. View Corridors Not Maintained;
8. Maintenance Bldg. (200' X 50') (Storage);
9. Diving Tower & Noise Problem;
10. Pedestrian Bridge & Pedestrian Environment;
11. Park - Quality & Size (40% landscaping);
12. Facade Treatment;
13. Traffic Between Bldg. & Pier;
14. Stockton Street View Corridor.

President Rosenblatt said that he did not agree that all of those areas were problems. All were not in our potential to control, he said.

President Rosenblatt asked the Director to verify the height of the North Point Pier Garage and the percentage of landscaped area in the project park.

PUBLIC MEETING TO DISCUSS HOSPITALS IN SAN FRANCISCO AND THE CURRENT STATUS OF HOSPITAL PLANNING IN SAN FRANCISCO. IN THE CONTEXT OF A PLANNING PROCESS FOR THE FUTURE, THE COMMISSION WOULD ANTICIPATE SOME DISCUSSION OF THE POSSIBILITY FOR COORDINATED EFFORTS INCLUDING MERGERS AND SHARED FACILITIES AND/OR SERVICES.

President Rosenblatt thanked those who had come to participate in the discussion. He stressed that the Commission was more interested in discussion of a broad process for cooperative planning than in a discussion of matters specific to particular hospitals.

Thomas Moore represented the West Bay Health Systems Agency (HSA). He said that the primary mission of his agency was to review and make recommendations on proposed capital improvements. Mr. Moore said that the major problem in the West Bay service area was a surplus of beds. The costs of empty beds are borne by those occupied, he said. Mr. Moore stressed the need for a plan for the three county service area.

Ross Stromberg represented the West Bay Hospital Conference. Mr. Stromberg said that the conference was interested in the delivery of quality health care services without duplication of effort. Mr. Stromberg said that it was appropriate for the Commission to seek the comment of the HSA in the context of land use and the institutional Master Plan. We don't think it appropriate that an institution

be reheard by you in terms of a certificate of need review. The HSA should properly comment on those issues which are properly before you, he said.

Mr. Stromberg said that there were three main obstacles to mergers:

1. State Agencies and regulations.
2. Reimbursement schedules.
3. Anti-trust implications.

William Gurtner, Executive Director of Mt. Zion Hospital, and Spencer Rice, President of the Board of Trustees of St. Lukes Hospital stressed the extent to which the obstacles discussed by Mr. Stromberg, made mergers and coordinated planning difficult.

Doug Engman of the Consumer Health Coalition stressed the impact of institutional expansion on residential neighborhoods. He said that there was a need for coordinated development.

Edward Benner, a consumer advocate, said that the complexity of the Health industry made coordination difficult.

Sue Hestor, Chairperson of the Health Committee of the Eureka Valley Promotion Association, and John Bardis, President of the Inner-Sunset Action Committee, said that a moratorium on hospital construction should be considered.

At the conclusion of the hearing, President Rosenblatt, speaking for the Commission, expressed disappointment at the way in which the hearing had gone. We've learned nothing new about hospital planning, he said.

Mr. Gurtner, responding to President Rosenblatt, said that it was significant that the hospitals were prepared to work with the HSA. It would be tragic for you to assume a responsibility to plan in an area in which you've stated publicly that you are not prepared, he said.

President Rosenblatt said that he could not understand why there was not more effort in the industry toward coordinated effort. We'll do everything we can to motivate that kind of effort, he said.

DR78.76 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7805251
7805252 AND 7805253 TO CONSTRUCT THREE 2-UNIT BUILDINGS AT 111
TO 121 RIPLEY STREET: ASSESSOR'S BLOCK 5524; LOTS 33, 33A AND
33B IN AN RH-2 DISTRICT.
(CONTINUED FROM THE MEETING OF OCTOBER 26, 1978.)

Mr. Samuel Schneider represented the applicant, Kathleen Needham. The staff of the Department of City Planning was represented by Robert Passmore, Planner V (Zoning) and Charles Gill, City Planning Coordinator.

Mr. Passmore said that there were a number of issues including the height of the proposed buildings, the size of the units and the convertibility of the building.

Wayne Veech, representing the neighborhood, said that the developer's drawings had been available only one hour prior to the hearing.

At this point in the proceedings, Commissioner Dearman left the meeting room.

Commissioner Starbuck said that it was clear to the Commission that all of the issues had not been resolved. He noted also that there were no final plans. Because the Commission believes that it is inappropriate to negotiate solutions under these circumstances, Commissioner Starbuck said that it was his motion to continue the matter indefinitely until the issues are resolved to the extent that it would be appropriate to bring the matter back to the Commission.

Commissioner Miller seconded the motion and it passed unanimously.

Noting that the applicant was involved in a number of violation cases, Commissioner Miller said that he would recommend postponement indefinitely until the violation issue is resolved.

President Rosenblatt said that he would propose initiation of an amendment to the City Planning Code, prohibiting issuance of permits to anyone with violations outstanding.

At approximately 5:40 p.m., Commissioner Starbuck left the hearing.

DISCUSSION OF THE FINDINGS OF THE SURVEY OF OWNERS AND TENANTS IN CONDOMINIUM CONVERSION SUBDIVISIONS.

George Williams, Assistant Director-Plans and Programs, introduced the subject by noting that Commissioner Nakashima had requested the staff to comment on Policy #3 of the Residence Element of the Master Plan. Mr. Williams said that the reference to a quality rental housing stock had nothing to do with the condominium issue. That reference, he said, relates to the maintenance of and the physical soundness of housing generally.

Nathaniel Taylor, Planner III, indicated that the Commission had been provided copies of an executive summary of a study entitled "Condominium Conversions in San Francisco". Mr. Taylor said that this summary was a prelude to a more complete hearing which was scheduled December 14, 1978.

At the conclusion of Mr. Taylor's summation of the executive summary, President Rosenblatt suggested that documentation be provided for an assertion in the executive summary, that there was greater profitability in condominiums as opposed to rental housing.

The meeting was adjourned at 6:30 P.M.

Respectfully submitted,

Lee Woods
Secretary

Special

RECEIVED
SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES OF THE SPECIAL MEETING
NOVEMBER 21, 1978
7:30 P.M.

The City Planning Commission met pursuant to notice on Tuesday, November 21, 1978, at 7:30 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Matoff, Thomas Miller, Yoshio Nakashima, Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert W. Passmore, Planner V (Zoning); Selina Bendix, Environmental Review Officer; Charles Gill, City Planning Coordinator; Edward Green, Planner I, Barbara Sahm, Assistant Environmental Review Officer; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner and Dan Borsuk represented the San Francisco Progress.

EE77.256 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED LEVI'S PLAZA DEVELOPMENT; NINE-ACRE PROJECT SITE, BOUNDED BY UNION STREET ON THE SOUTH; SANSOME STREET AND THE FOOT OF TELEGRAPH HILL ON THE WEST; CHESTNUT AND GREENWICH STREETS ON THE NORTH; AND MONTGOMERY AND SANSOME STREETS, THE EMBARCADERO AND FRONT STREET ON THE EAST; ASSESSOR'S BLOCK 107, 084, 108, 083; LOTS 1, 2 AND 3 OF BLOCK 085, BLOCK 080 AND LOTS 1 AND 3 OF BLOCK 060. THE PROJECT WOULD INCLUDE APPROXIMATELY 1,600,000 SQUARE FEET OF OFFICE SPACE AND PARKING FOR LEVI STRAUSS EMPLOYEES AND OTHER PROJECT TENANTS, HOUSING AND RELATED COMMERCIAL FACILITIES. THE PROJECT WOULD FURTHER INCLUDE RETENTION OF THE ITALIAN SWISS COLONY AND CARGO WEST BUILDINGS, AND CONSTRUCTION OF A PEDESTRIAN PLAZA.

Those who commented on the draft Environmental Impact Report included:

1. Thomas Guilfooy, representing the Fox and Carskadon Financial Corporation, owners of the Icehouse.
2. Robin Corkery, concerned citizen.
3. Susan Selman, concerned citizen.
4. Harold Major, concerned citizen.

5. Dale Benson, concerned citizen.
6. Dwight Pittner, concerned citizen.
7. Anne Halstead, President of the Telegraph Hill Dwellers.
8. David Dibble, concerned citizen.
9. Robert Fogel, concerned citizen.
10. Galen Dong, concerned citizen.
11. David Baker, concerned citizen.
12. Nan Roth, concerned citizen.
13. Gary Rossiter, concerned citizen.
14. Robert Ransome, concerned citizen.
15. Harold Jaffe, concerned citizen.
16. Diane Hunter, San Francisco Tomorrow.
17. G. Bland Platt, President of the Landmarks Preservation Advisory Board.
18. Stewart Kuhn, concerned citizen.
19. Roland Selman, concerned citizen.
20. Rhoda Parks, concerned citizen.
21. Maury Klebolt, President of Captrans.
22. Bennett Wahl, concerned citizen.
23. Georges Jacques, traffic engineer.
24. Don Wyler, representative of the Applicant.
25. Eric McHuron, consulting engineer.
26. Gerson Ba'ar, project sponsor.

At the conclusion of the public testimony, the Director of Planning, recommended that the public hearing be closed.

Commissioner Nakashima moved that the public hearing be closed. It was seconded by Commissioner Matoff and was carried unanimously.

The Director indicated that a certification hearing would probably be scheduled on December 14, 1978.

A certified court reporter was present and a transcription is available for reference purposes.

A standard tape cassette recording of the proceedings is also available in the files of the Department of City Planning for public listening or transcription.

The meeting was adjourned at 12:40 a.m.

Respectfully submitted,

Lee Woods
Secretary

